

Superb renovated Charentaise house with outbuildings, large plot of land, barns, in a quiet hamlet on the outs

EXCLUSIVE



## INFORMATION

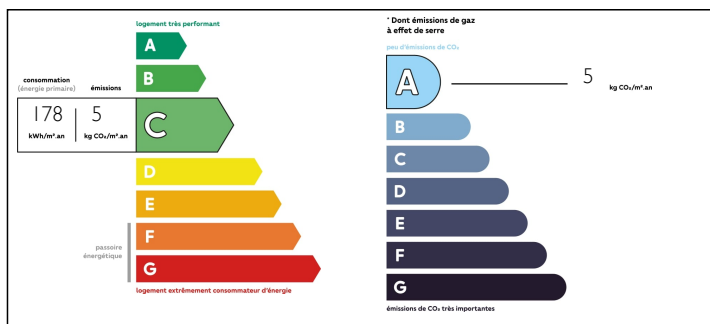
Town:	Brie
Department:	Charente
Bed:	3
Bath:	1
Floor:	156 m2
Plot Size:	1870 m2

## IN BRIEF

Lots of character for this tastefully renovated Charentaise house with 156 m<sup>2</sup> of living space on 2 levels, large, bright living rooms, 3 bedrooms and 126 m<sup>2</sup> of possible extension for a second home (house extension, second home or gites). Large covered courtyard attached to the house, barns, all set in lovely grounds of over 1800m<sup>2</sup> in a quiet, leafy setting just 15 minutes from Angoulême.

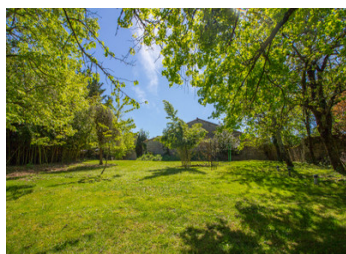


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The main house comprises, on the ground floor :

- Large living room (32.5m<sup>2</sup>)
- Dining area (38m<sup>2</sup>) with large fitted and equipped kitchen
- WC
- Accessible from the living room is an 18.5m<sup>2</sup> room, currently used as a gym but which could also be used as a bedroom. This room is part of the possible second home
- Boiler room (36m<sup>2</sup>) that could be partitioned to create additional rooms (workshop, office, storeroom, etc.)
- Large room (36m<sup>2</sup>) behind the kitchen, now accessible from the large courtyard.

First floor:

- Utility room (4.4m<sup>2</sup>)
- Bathroom (11m<sup>2</sup>)
- Bedroom 1 of 16m<sup>2</sup> + cupboards
- Bedroom 2 of 14.8m<sup>2</sup> ° cupboards
- Bedroom 3 (10m<sup>2</sup>)
- WC

To the left of the house is a potential extension or creation of a second home/gite. This space comprises on the ground floor:

- Entrance hall (6.5m<sup>2</sup>)
- Room of 12m<sup>2</sup> to the left of the entrance
- The room currently used as a sports hall (18.5m<sup>2</sup>)
- Shower room (11m<sup>2</sup>)
- Large kitchen (26m<sup>2</sup>) with separate entrance at the side of the house
- First floor of 71m<sup>2</sup> (floors to be redone)

To the right of the house is a large courtyard with concrete slab.

Opposite, a large 92m<sup>2</sup> barn (6.5m high), a 20m<sup>2</sup> annexe with its superb bread oven, and a dustbin room.

Over 1800m<sup>2</sup> of flat, unoverlooked land suitable for swimming pools

## NOTES