

Reference: R11076
Location: Charente (16) – Verneuil
Type: House
Setting: Rural
Bedrooms: 3
Bathrooms: 1
Habitable: 100m2
Land size: 35807m2
Condition: Ready to Move In
Year built: 1985
Heating: Oil
Shops: 3km
Pool: No
Outbuildings: Yes



This immaculately maintained and presented 3 bedroom property has a large basement area and over 8 acres of paddocks and woodland including stabling for two horses. The property is situated in beautiful rolling countryside close to the ever popular leisure lakes of the Haute Charente

The house is set well back from the road behind gates and a high hedge and is surrounded by well managed gardens with sweeping lawns, a vegetable garden and an orchard. The paddocks surround the house and garden on three sides with a section of woodland creating a rear boundary and providing a plentiful supply of logs for the wood burner. There is also a small pond that captures rainwater for use in the garden.

The front door of the house opens into an Entrance Hall from which all the rooms can be accessed. To one side is an open plan Lounge & Dining Room with two sets of French Windows opening out into the gardens with a decked dining terrace to the rear. To supplement the oil-fired central heating there is an inset wood burning stove.

The Kitchen is fully fitted with a range of solid oak kitchen units, a gas hob set beneath an extractor hood, eye-level electric oven, dishwasher and integrated fridge.

There are three double bedrooms, all with built in wardrobes, a bathroom and a separate w.c.

In the basement there is a large Garage with parking for up to three cars, a Wine Cave/Storage Room, and a Laundry Room/Workshop, which also houses the boiler for the oil fired central heating.

The beautiful leisure lakes of the Haute Charente are close by whilst the pretty village of Massignac (with a baker, butcher, restaurant, post office, pharmacy and tourist information centre) can be reached in just a few minutes. The popular town of Rochechouart, with its impressive chateau and wide range of amenities including two supermarkets, is only a 10 minute drive. The property is mid-way between the cities of Angouleme, with its connection to the TGV high speed rail network, and Limoges which has an airport with regular flights to and from the UK. Both can be reached in just 40 minutes.

Agency fees of 6% are included in the asking price.
Honoraires d'agence de 6% TTC inclus, charge acquéreur.
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€190,800

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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