

**Reference:** N11284  
**Location:** Charente (16) - Clussais-La-Pommeraiie  
**Type:** House  
**Setting:** Village  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Habitable:** 230 m2  
**Land size:** 6 034 m2  
**Condition:** 1st Class Condition  
**Year built:** C19th  
**Heating:** Oil  
**Shops:** No  
**Pool:** Yes  
**Outbuildings:**



Detached stone house in a village with bar/restaurant, offering spacious accommodation, lovely outbuildings and a camping site offering 6 places with electrical hook ups.

Dining room with wood floor, 2 windows and door to the front, Charentaise fireplace with wood burning stove, and beams. Breakfast kitchen with window and door to the front, beams, tiled floor, fitted kitchen with oven, hob and extractor and plenty of room for a large table. Spacious salon with wood floor, window and door to the front, Charentaise fireplace with wood burning stove, stone sink with bull's eye window. Shower room with tiled floor, wc, shower and vanity sink.

Upstairs there is a landing area with wood floor, window rear, beams and exposed stone wall. Bed 1 - Wood floor, beams, stone wall and window to the front. Bathroom - bath, sink, wc and window to the front, plumbing in place for an en-suite. Bed 2 - Wood floor, beams, stone wall and window to the front. Bed 3 - wood floor, 2 windows to the front, beams, stone wall, walk in dressing room and plumbing in place for an en-suite in the bedroom.

The house is mainly double glazed with oil fired central heating.

Attached to either side of the house are stone barns, one contains the central heating boiler. Two large open fronted barns, garage, workshop, garden store, piggeries and other stone outbuildings are arranged around the gardens and a lovely covered summer dining area with well feature.

The gardens are to the front of the property and laid to lawn with vine covered pergola, vegetable garden and mature planting.

The camping area is separate from the house and has a separate entrance there is permission for 6 places and there are electric hook ups and a shower and wc for campers use plus a small shed for tourist information. the owners currently are open for a short season but this could easily be increased.

There is a bar/resto/shop in the village which is popular with the campers.

Sauzé-Vaussais is 7km away with 2 supermarkets, weekly market, swimming pool and cinema.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 269 740€ \*

(\* Les honoraires de l'agence inclus sont à la charge du vendeur, nv - 255 000€)

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€269,790

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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