



## Stone property with guest house, pool and large garden,

16200, Bourg-Charente, Charente, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 1 Bath

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# €304,950

Ref: BVI67712

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**French Entrée** 

## Property Description

Property consisting of a main stone house and a guest house, offering great potential.

The main house comprises on the ground floor a cosy lounge, dining room, fitted kitchen, versatile bedroom/office, bedroom with en-suite bathroom, another bedroom with en-suite shower room, and a practical utility room. On the first floor you will find a bedroom with dressing room and a bedroom with en-suite shower room, offering private and comfortable spaces.

The second house is completely independent and has a living room, a functional kitchen/living room, a bedroom with shower room and a storage room.

Outside, you will appreciate the additional amenities such as a garage, a cellar and a garden shed with pool area. Enjoy the sunny days in the 8x10m swimming pool with heat pump, surrounded by a spacious enclosed garden with trees.

The whole property extends over a total surface of 6192m<sup>2</sup>, offering privacy, tranquillity and development possibilities.

Do not miss this rare opportunity to acquire a unique property. Contact us now to arrange a viewing!

Price including agency fees : 304.950 €

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Buyer commission included: 7%





