



## Stone farmhouse with barn and garden approx 2.5 acres,

16310, Montemboeuf, Charente, Nouvelle-Aquitaine

\* Available \* 5 Beds \* 2 Baths

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€371,000

Ref: BVI68985

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**French Entrée** 



## Property Description

Situated close to the PrÃ¨ze golf course and lakes, just a few minutes from the centre of the village of MontembÃ©uf with its shops, nestles this group of stone buildings comprising a farmhouse - the main dwelling of 300 m<sup>2</sup> (3,229 sq ft), a small house to renovate (subject to any necessary permissions) and barns in 1 ha (4.94 acres) of wooded parklands with an above-ground swimming pool.

Accessed via a small driveway, the ground floor offers spacious rooms with guaranteed character, including two bedrooms, a kitchen with views over the parklands, a dining room and lounges with superb stone fireplaces, original beams and a shower room.

Upstairs, accessed via a large staircase, there are 4 good-sized bedrooms and a bathroom.

A small house of 70m<sup>2</sup> awaits renovation and could be used as a gite.

An above-ground swimming pool completes the property.

Opposite the house is a barn, stable and hangar that could accommodate numerous cars, full height doors and an interior that could be used to store a camper van.

The property would make an excellent family home with a school 6 km away, La Rochefoucauld and Chasseneuil 15 minutes drive and AngoulÃªme 35 minutes away.

It really needs to be seen to be fully appreciated.

Price including agency fees : 371.000 €

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Buyer commission included: 6 %



