

House - 227 m²
LA FORET DE TESSE

Price: €345 280 *
Honorary Award Excluded: €332 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

STUNNING MAISON DE MAITRE IN 1.8 Ha of PARKLAND WITH INGROUND HEATED POOL. Situated in a pretty village in the Charente, dating back to 1852, this former school house spreads over 3 floors and offers a fabulous 227 sqm of living space. You can arrive either via the gated driveway at the front of the house or through the large park with woodland at the rear of the property. In through the french doors to the stunning lounge of 59 sqm with original flagstone floor and open charentaise fireplace at one end and Godin stove at the other. 3 sets of french doors lead out to the south-facing garden and in ground heated swimming pool with sun terrace and outbuildings. To the rear of the lounge is a fabulous fitted and equipped kitchen of 27 sqm with door out to the pergola and views over the parkland. There is a downstairs shower room with toilet and a handy utility/laundry room. 1st floor: oringal wooden staircase in the lounge takes you up to a large landing leading to 3 large double bedrooms of 17, 14 + 12 sqm with dressing room and a gorgeous family bathroom of 14 sqm with vintage style bath and shower and a 4th bedroom of 12 sqm with ensuite shower room. 2nd floor: there is a large attic that runs the full length of the house making an ideal 5th family bedroom of 58 sqm! Outside: The property sits in 4.5 acres of private parkland with a wood to supply fuel for the fires in the lounge. The rest of the property is heated with electric radiators. The pool is 8x4 metres, heated by a heat exchanger, with roman steps and a depth of 1.8 metres. The run of stone « piggeries » house the pool pump and garden equipment. This is a

delightful property, steeped in history, retaining all of its original features. Would make an ideal family or holiday home or a super chambre d'hote! Early viewing highly recommended! J&S IMMO 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU: 05-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS: 345 280 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 332 000 euros

LE BIEN EN DETAIL

Reference: 486JB16 Town: LA FORET DE TESSE Transaction: Sales

Type of property : House

Price Including charges: €345 280

Property tax: €1 100 Surface: 227 m² Land: 18295 m² Construction: 1852 View: South Living room: 59 m² Number of rooms: 7 Number of bedrooms: 5

Bathroom: 1 Shower room: 2



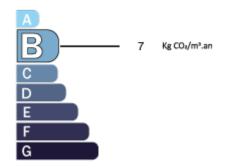
DIAGNOSTICS DPE-GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO2² / m² / year

* Dont émissions de gaz
à effet de serre

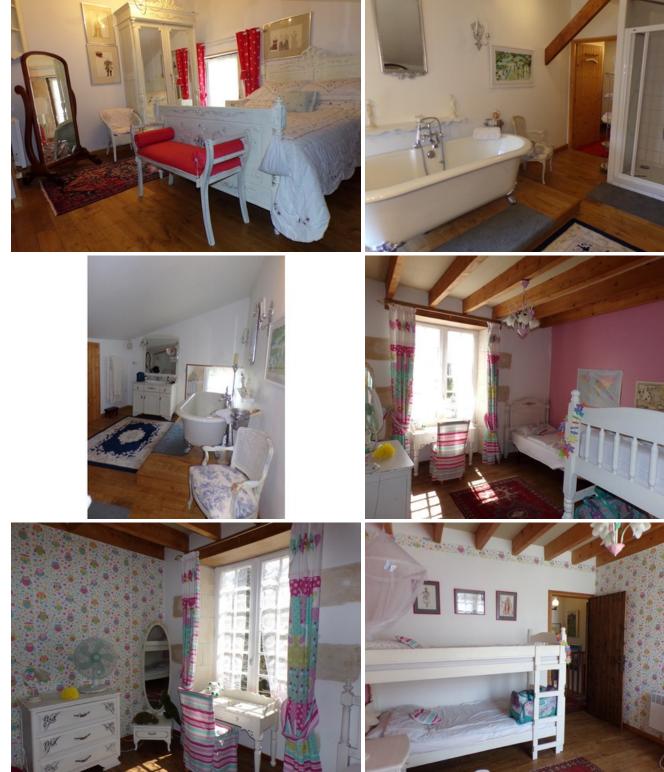


LE BIEN EN PHOTOS





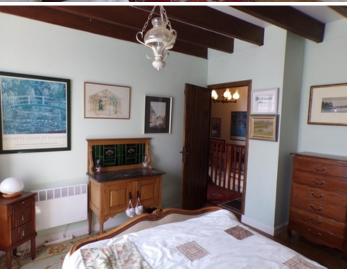


























AGENCE IMMOBILIÈRE

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