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Rural but close to towns

Swimming Pool, fully enclosed

Views better than TV

Separate Guest annex Integral

5 Bedrooms all en-suite

DPE = Viergé



Villebois-Lavalette

€520,000

La Basse Seguinie is a unique Charente Country Stone House, with no direct neighbours. It is situated down a tree lined private drive, off a quiet lane between the small hamlets of Juillaguet and Ronsenac. The property has impressive distant rural views towards the Chateau of Villebois-Lavalette, the nearest small town, which is perched upon a hill.

The house has 4 double bedrooms all with en-suite facilities, plus a further double bedroom in a separate annex. The master bedroom, with a walk in wardrobe, and two others are upstairs, whilst fourth is on ground floor. A separate WC is just off entrance hall. The property has all been renovated by French artisans to facilitate modern living. There is a large triple aspect lounge with original beams and a stone fireplace with wood burner. A large diner-kitchen with full volume ceiling opens to a patio dining area. A second wood burner is situated within the dining area. There is a utility room at rear. All downstairs flooring is in oak or tiled, upstairs is fully fitted with carpet. The integral annex includes a double bedroom with en-suite facilities, plus kitchen and lounge. The property has gardens which are laid mainly to lawn which opens onto beautiful countryside. There is also a 10m x 5m enclosed swimming pool plus large barn.

GROUND FLOOR

Main Lounge 22' 8" x 23' 0" (6.9m x 7m)

Kitchen/Diner 28' 10" x 14' 9" (8.8m x 4.5m)

Bedroom 1 13' 1" x 17' 9" (4m x 5.4m)

En-suite 9' 6" x 8' 10" (2.9m x 2.7m)

Utility room

Cloakroom

WC - Entrance Hall

GUEST ANNEX

Kitchen/Diner 14' 9" x 12' 10" (4.5m x 3.9m)

Guest Suite - Bedroom 2 25' 3" x 13' 1" (7.7m x 4m)

FIRST FLOOR

Master Bedroom 3 17' 5" x 13' 1" (5.3m x 4m)

Ensuite/Dressing Room 17' 5" x 9' 10" (5.3m x 3m)

West Bedroom 4 11' 6" x 19' 0" (3.5m x 5.8m)

En-suite 9' 2" x 8' 2" (2.8m x 2.5m)

East Bedroom 5 11' 6" x 19' 0" (3.5m x 5.8m)

En-suite 9' 2" x 8' 2" (2.8m x 2.5m)

ABOUT THE AREA

The small town of Villebois- Lavalette is 4km from the property. Located on a prominent hill is the Chateau dating back to Roman times. In the centre of town is an old 16th century, wooden covered market place which each Saturday hosts a farmers' market. The town provides amenities which include a bank, supermarket, bakers, chemists, hairdressers, beauty salon, restaurants, cafe, dentists/doctors, builders merchant and DIY store. Less than 20km away is Angouleme, the capital of the Charente, which is located on the Charente River. It offers a huge range of services and events from shopping and sport to culture and festivals.

OUTBUILDINGS

Large Barn

Garage

Wood Store

Greenhouse

GARDENS AND GROUNDS 34000m²

The Grounds surround the Property and extend to 3.4 hectares (8.5 acres) including Chestnut woodland, pasture, formal gardens, potager, terraces and garden well. Plenty of room for tennis Courts, Equestrian uses etc. Visit owners' website for site plan.

ADDITIONAL INFORMATION

Heating - Wood burners and Electric

Drainage - Septic Tank

Habitable area = 280m²

Total land area = 34000m²

Closest shops and services

Villebois- Lavalette is only 4km from the property and provides a Saturday farmers market, bank, supermarket, bakers, chemists, hairdressers', beauty salon, restaurants, café, dentists/doctors, builders merchant and DIY store.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.