



## REDUCTION - Charente Historic Stone Longère, 3 beds, barns, exotic gardens, 10 minutes from the Golf International de la Prèze



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 318,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Massignac  
ZIP code: 16310  
Posted: Aug 03, 2024

### Description:

Unique opportunity for a discerning client, this rare unspoilt historic stone Longère dating from XVII century 200 m<sup>2</sup> set in a privileged location nestling amongst magnificent south facing landscaped gardens 2675 m<sup>2</sup>. With natural water features via a small brook, exotic plants and trees with breath-taking views over the surrounding countryside.

Full of ambience the Longère has retained much of its original charm. Dominated by a vast living area with feature open fire place, wood beams, revealed stone, and has been restored and furnished with taste over a number of years by the current owners.

In addition, future buyers can retain the period furnishings and décor which can be purchased separately if desired.

Attached to the Longère are two large stone barns 80 m<sup>2</sup> and 60 m<sup>2</sup> which could be transformed into extra accommodation if required with the necessary permission.

In the grounds a further rustic stone barn 30 m<sup>2</sup> and 10 m<sup>2</sup> with bread oven perfect for entertaining al fresco and a workshop and wine cave.



The lakes of the Haute Charente with shops and gourmet restaurants are a short bike ride away. One can reach the TVG in Angoulême a mere 45 min drive.

To visit this property, and help you with your French property search, contact David HUGHES (EI), (Agent Commercial - - RSAC ANGOULEME) on or by email:

Annonce rédigée par un agent commercial. Prix : 318,000 €HAI incluant 6.00%TTC d'honoraires à la charge de l'acquéreur. Prix honoraires exclus: 300,000 € . Frais de notaire en sus.

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	200 sq m
Lot Size:	2765 sq m

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	195
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## Building details

Parking:	Yes
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/PFYR-T185244/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T185244/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	291-705826
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