



## **Guizengeard (16)**

A 2/3 bedroom farmhouse with outbuildings set in 52 hectares of land situated near to Brossac, Chalais and Montguyon on the Charente/Charente-Maritime border. The farmhouse has already been renovated but has the potential to create further accommodation.

*Ground floor:* Living room with a wood burner, fully fitted kitchen, study/bedroom with a door to the garden, shower room, wc. There are further rooms (60 m2) which could be renovated easily to provide further living accommodation.

*First floor:* Mezzanine, 2 bedrooms.

The property has uPVC double glazing throughout and both mains and spring water are available.

There is a huge barn and a garage near to the house, stone outbuildings that house the pool workings and a large room attached to the house that is used for storage and that leads to a large garage.

52 hectares – garden with a pool (8 m x 4 m) and a terrace area that has views down to the river, good quality pasture that is divided into fields. Across the road is the main parcel of land which was formerly a dairy farm and where there is a huge animal shed (140 m2) and a metal hangar (550 m2) with solar panels, mains water and electricity are connected. There is also a small lake and some woodland (5 hectares).

**430,500 euros**

*(agent's fees incl)*

**PI 19759/49917SW16**

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