

## Two homes, barns & gardens – versatile Charente property with income potential!



## INFORMATION

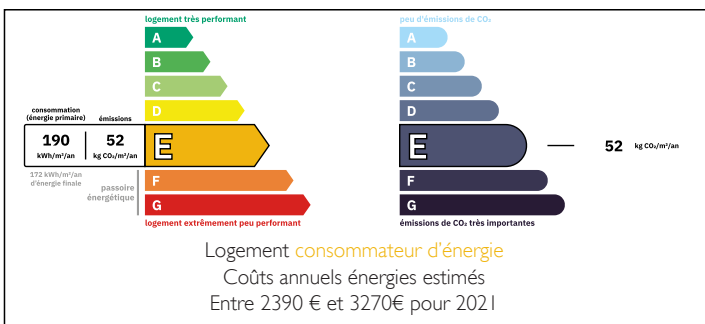
Town:	Deviat
Department:	Charente
Bed:	6
Bath:	2
Floor:	245 m <sup>2</sup>
Plot Size:	2377 m <sup>2</sup>

## IN BRIEF

\*\* Floor plans available upon request\*\*

This unique property offers two attached homes, each with its own garden, barn, and cellar – perfect as a family residence with guest accommodation, a gîte, or long-term rental. The main house is ready to move into, with spacious living areas, three bedrooms, and a light-filled conservatory overlooking the pretty garden. The second home offers flexible living space with three bedrooms and its own barn, providing excellent potential for rental income or extended family use. Set in a desirable location, Montmoreau station (TER) is 14 km, Barbezieux 17 km, and Angoulême 38 km – combining rural charm with excellent connectivity.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This unique property offers an exciting opportunity for those looking for a versatile home with income potential. Comprising two attached houses, each with independent heating systems, it's perfectly suited for use as a gîte, guest house, or long-term rental – or simply as a generous family residence with space for guests.

The main house is immediately habitable and benefits from double glazing throughout. Inside you'll find:

- Entrance hall leading to a reception/dining room (33m<sup>2</sup>) and a sitting room (23.3m<sup>2</sup>)
- Two kitchens: kitchen one (15.6m<sup>2</sup>) with utility room and access to the large attached barn, plus a second "conserve" kitchen
- Conservatory (17m<sup>2</sup>)
- Family bathroom (high specification) and separate WC
- Cellar (cave) with water softener

Upstairs, there are three comfortable bedrooms measuring 20m<sup>2</sup>, 14.3m<sup>2</sup>, and 14.3m<sup>2</sup>, along with a bathroom, a separate WC with double basin, excellent storage, and easy loft access. The house is immediately habitable, with plenty of scope for modernisation to suit your own taste.

The second attached property has previously been rented out long-term and offers flexible living accommodation:

- Entrance hall with boiler room, independent WC, and bathroom
- Kitchen (10.3m<sup>2</sup>)
- Double reception rooms (15m<sup>2</sup> and 17m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 1580 EUR

Taxe habitation: EUR

## NOTES