

A beautiful and spacious 3-Bedroom House with Serene Garden and business potential. Near amenities



## INFORMATION

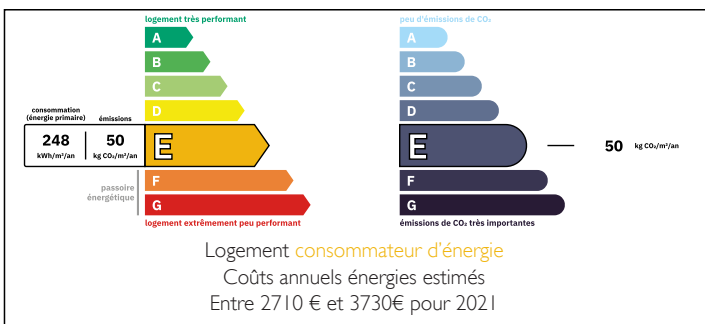
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	4501 m2



## IN BRIEF

Discover peace and quiet in this charming 3-bedroom house, nestled in a tranquil rural setting just 5 minutes from local shops. This delightful property offers a perfect blend of rustic charm and modern convenience. There is also a partly converted, adjoining building which can become anything from a 'man cave' to a gite

## 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

The house features spacious living areas, including a large living room with a cosy fireplace and wood burner, ideal for those chilly evenings. The modern, fully equipped kitchen provides ample storage and functionality, complemented by a convenient utility room which leads to the barn. Upstairs, the hallway leads to a spacious bedroom and office space, while a second staircase takes you to two additional bedrooms, one with an en-suite bathroom.

Outside, enjoy one acre of beautifully landscaped, mature gardens, complete with a large pond surrounded by vibrant shrubs and flowers—perfect for relaxation and outdoor activities. The property also includes an attached barn and a separate outbuilding with two rooms, one featuring a wood burner in a fireplace and a bar for entertaining guests. This outbuilding presents a fantastic opportunity to be converted into a charming gite, adding potential for rental income or providing a delightful guesthouse.

This property is perfect for those seeking a peaceful retreat with the convenience of nearby amenities. Don't miss the opportunity to make this tranquil house your new home.

A village store, bakers and restaurant can be found in St Laurent de ceris just 5Km (3miles) away. Supermarkets, doctors, schools etc... are in Roumaziere 8Km (5miles) away.

The medieval market town of Confolens is 14Km(9miles) and Limoges and Angouleme with their International airport and TGV rail links respectively are only 57Km (35miles) !

Experience the perfect blend of countryside tranquillity and modern living. Enquire for more details or schedule a viewing today!

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Information about...

## LOCAL TAXES

Taxe foncière: **3900 EUR**

Taxe habitation: **EUR**

## NOTES