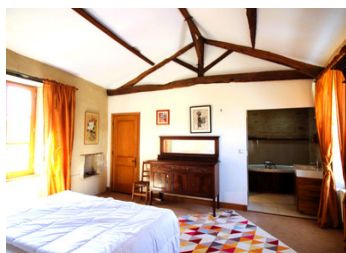
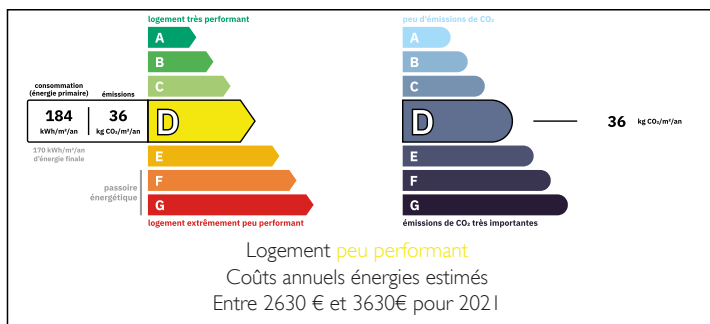


Stone House five double bedrooms



ENERGY - DPE



INFORMATION

Town:	Salles-de-Villefagnan
Department:	Charente
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	1584 m2

IN BRIEF

Located in a quiet historic village with good access to the N10, this beautifully renovated detached stone house offers a blend of modern living and rustic charm. With a spacious terrace garden, this property is perfect for outside dining and relaxation. Situated approximately 12 km from Ruffec, with its supermarkets, hospital, and train station, and about an hour from airports and 40 minutes from the city of Angoulême, this home provides the ideal balance of tranquillity and convenience.

Key Features:

Detached village home with central heating

Spacious terrace garden perfect for outdoor dining

Fully renovated and ready to move into

Five double bedrooms, including a master suite and a guest suite

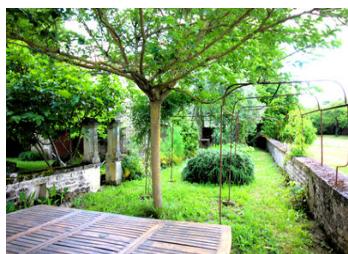
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

above-ground pool

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Convenient location with good access to the N10 and close to...



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This charming village home, spread over two floors, offers ample living space and has been fully renovated, ready for you to move in. The property features a stunning terrace garden, perfect for outdoor dining, with direct access to the kitchen area.

Ground Floor:

Upon entering, you are greeted by a spacious entrance area with a separate utility room. To the right, there is a large kitchen and dining area with access to the outside terrace and gardens. This area has its own staircase leading to a reading/study lounge and a double bedroom with an ensuite and walk-in wardrobe, making it an ideal separate owner or guest suite. Returning to the entrance, turning left leads you to a large lounge area with a fireplace and another staircase leading upstairs. Off the lounge, there is a double bedroom with a separate wet room that meets disability standards, providing a convenient downstairs bedroom. Both the lounge and this bedroom have double-door access to the gardens.

First Floor:

Upstairs, you will find two double bedrooms (one set up as a children's room), a separate family bathroom, and a large hallway connecting all rooms. At the top of the staircase, to the right, is a large master suite with its own bathroom, shower room, and separate toilet room. The property benefits from double aspect windows, making it a very light and airy home when all the shutters are open.

Outside:

The property boasts an enclosed courtyard garden with established trees and lawn,...