

## Detached Stone Property with 4 Bedrooms and Pool In Peaceful Location, 11 miles from Aubeterre



## INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	4
Bath:	2
Floor:	104 m2
Plot Size:	2886 m2

## IN BRIEF

This delightful, tastefully renovated stone property sits at the end of a country lane with panoramic views of the Charentaise countryside.

It has 2 double bedrooms, one with an ensuite bathroom and 1 bedroom in the eaves, which has 4 single beds. There is a further room, accessible from the living space, which can also be used as a bedroom.

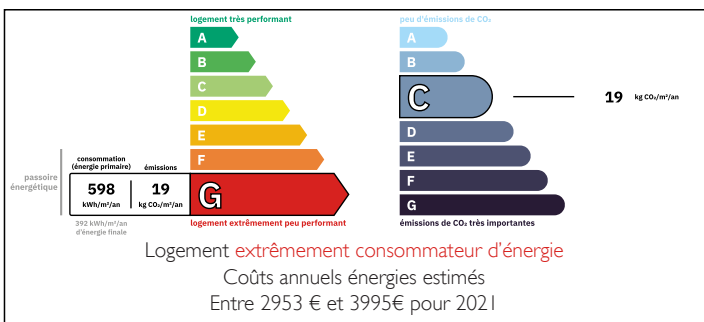
The living space is double height - a real "wow" factor - and this leads to the fully fitted solid wood kitchen.

This area is heated by log burning stove and there is electric under-floor heating in the remainder of the ground floor rooms.

Outside, there is a tranquil covered outdoor eating/sitting area, a large lean-to storage area/ open garage and in-ground pool.

A beautiful holiday home but, equally a peaceful place to live.

## ENERGY - DPE



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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

Your Tranquil Charente Retreat: Stone Cottage with Pool & Authentic French Charm

Nestled at the end of a quiet country lane in the heart of Charente, this beautifully renovated stone cottage offers the perfect combination of rustic charm and modern comfort. With 104 m<sup>2</sup> of living space on a generous 2,886 m<sup>2</sup> plot, it's a peaceful hideaway just 11 miles (18 km) from the picturesque village of Aubeterre-sur-Dronne.

Step inside to a double-height living room (40 m<sup>2</sup>) complete with a log-burning stove — the ideal space to relax and entertain. The solid-wood kitchen is fully fitted, with a door leading directly to a covered terrace for al fresco dining.

The house has four bedrooms: two double bedrooms (one with en suite and dressing area), and two cozy attic rooms — perfect for children or guests. Inside, you'll find electric under-floor heating on the ground floor, and a separate shower room + WC.

Outside, the property truly shines: enjoy a private in-ground swimming pool, panoramic views over the Charentaise countryside, and a covered seating/eating area to savor long summer evenings. There's also a lean-to storage area / open garage, ideal for car, log, or garden equipment.

Whether you're looking for a holiday home, family retreat, or potential rental investment, this property offers real flexibility. With business potential (holiday rentals), its charm and location make it especially appealing to buyers seeking an authentic French lifestyle — and possibly a source of income.

Key Features:

Detached stone house in quiet rural location

Double-height living...

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES