

Charming Detached Home with Guest Accommodation in a Hamlet Setting

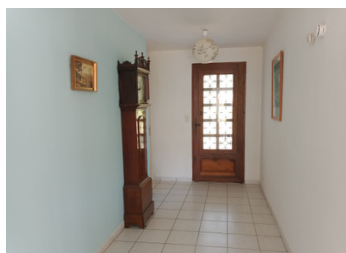


INFORMATION

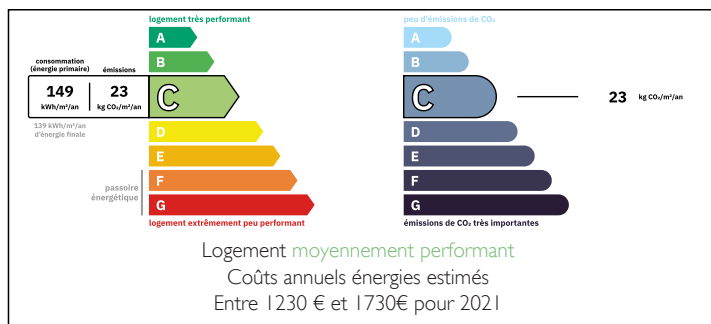
Town:	Villiers-le-Roux
Department:	Charente
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	5706 m2

IN BRIEF

Nestled in a serene hamlet, this delightful detached property with an attached garage offers a perfect blend of comfort and tranquillity, featuring a spacious 5000 m² enclosed garden with its own woodland, all within a single plot. The main house is designed for easy living, with all rooms located on one floor. The open-plan layout includes a welcoming kitchen and living area, three generously sized bedrooms, a bathroom, a separate shower room, and two independent WC rooms. The separate guest accommodation includes a kitchen, a cosy lounge, a shower room with WC, and a mezzanine bedroom. Situated just a 7-minute drive from the market town of Villefagnan (16240) and only 15 minutes from Ruffec (16700), this property is ideally located for easy access to local shops, restaurants, and amenities. Excellent road links provide convenient access to the airports in...



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

The main house also features a covered terrace, ideal for al fresco dining, which leads into the bright and airy lounge and kitchen area. The attached garage, accessible from the kitchen, presents an opportunity to extend the living space further. The property is fully double-glazed, with a new gas boiler powering the underfloor central heating system, complemented by a newly installed wood burner. The home boasts a good energy rating of C, reflecting its modern, efficient amenities.

The additional guest accommodation provides a private retreat for visitors, located approximately 30 metres from the main house. This charming stone-built unit includes a kitchen, a cosy lounge, a shower room with WC, and a mezzanine bedroom. An adjoining workshop offers the potential for further expansion, making this space as versatile as it is inviting.

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

Main Property

Ground floor - Kitchen / Dining room 56.16 M2

Ground floor - Entrance 14.11 M2

Ground floor - Toilet 1.97 M2

Ground floor - Bedroom 1 : 12.11 M2

Ground floor - Bedroom 2 : 15.01 M2

Ground floor - Bathroom : 8.28 M2

Ground floor - Bedroom 3 : 14.23 M2

Ground floor - Toilet 2 : 1.65 M2

Ground floor - Shower room : 5.13 M2

Selling Points:

Spacious Single-Storey Living:

Private Guest Accommodation:

Expansive Enclosed Garden:

Energy Efficient:

Prime Location:

This beautifully maintained home is ideal for those seeking a peaceful lifestyle in a charming French countryside setting.