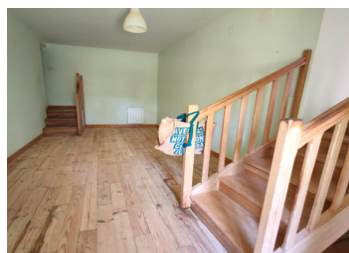
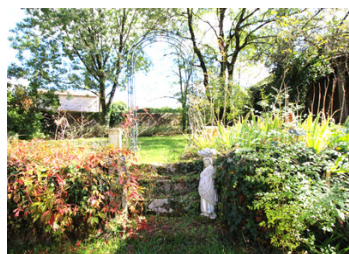


Charming Stone House with Spacious Garden and Outbuildings in a Historic Village



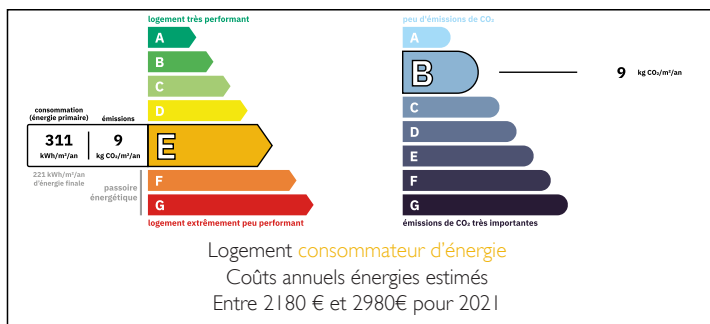
INFORMATION

Town:	Empuré
Department:	Charente
Bed:	3
Bath:	1
Floor:	157 m2
Plot Size:	2142 m2

IN BRIEF

This beautifully renovated stone house offers generous living space, a walled garden, and multiple outbuildings. Situated in a picturesque village just 5 minutes from Villefagnan (16240), it's an ideal residence with a touch of history. The home once served as a lodge for pilgrims journeying to Santiago de Compostela.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This traditional stone property is nestled in a historic village, only a short drive from the market town of Villefagnan. Formerly a pilgrims' lodge, the house boasts a rich history and has been tastefully renovated to offer modern comfort without sacrificing its charming character.

The property spans two floors, featuring a spacious living room/dining room with a fireplace and wood stoves, a bright kitchen, and a variety of functional rooms, including a storeroom, utility room, and a room awaiting finishing touches. Upstairs, you'll find three comfortable bedrooms, a landing/office space, and a modern bathroom.

The home benefits from double-glazed windows, electric heating, wood-burning stoves, and a modern sanitation system. The enclosed garden, adorned with mature trees, offers a serene outdoor space, while several adjoining and non-adjoining outbuildings, including a garage and storage shed, provide ample additional storage and potential for further development.

Property Features:

Ground Floor:

Spacious living/dining room with fireplace and wood stoves

Entrance hall

Kitchen

Storeroom

Utility room

WC

Room to finish (ideal for a new project)

First Floor:

Landing/office area

3 bedrooms

Bathroom

WC

Outside:

Adjoining and non-adjoining outbuildings

Garage