

"UNDER OFFER" Renovated 4-Bedroom Detached Home with Summer Kitchen, Workshop & Hangar.



## INFORMATION

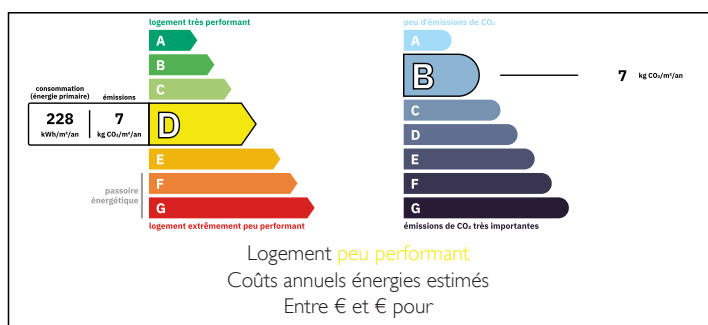
Town:	Parzac
Department:	Charente
Bed:	4
Bath:	4
Floor:	190 m2
Plot Size:	2550 m2

## IN BRIEF

This beautifully renovated 4-bedroom detached property seamlessly blends modern comfort with charming character. Originally a house with an attached barn, it has been thoughtfully converted into a bright and spacious home, featuring high-quality finishes throughout.



## 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 foncière:** 1084 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A farm house style fitted kitchen-diner leads to a practical utility room with an adjoining bathroom. The double-height lounge, with its striking galleried landing, offers a stunning focal point and floods the space with natural light.

The ground-floor master suite boasts an en-suite shower room and French doors opening onto the garden.

Upstairs, a second master suite features a walk-in wardrobe and en-suite shower room.

Two additional double bedrooms share a well-appointed shower room, all accessed via the impressive galleried landing.

The large, fenced garden is mostly laid to lawn, with planted borders and mature trees—perfect for relaxation and outdoor entertaining.

A covered summer kitchen provides a fantastic year-round gathering space, offering shelter while enjoying the outdoors.

The renovated barn serves as a fully equipped workshop with a mezzanine for extra storage. Below, a walk-in cellar provides the ideal conditions for wine storage.

At the rear of the barn, a large hangar offers ample parking for multiple vehicles, including a camper van or caravan.

This exceptional property is a rare find, offering space, versatility, and high-quality renovations throughout.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>