

Charming village property with character, ready to live in, with great potential to expand!



## INFORMATION

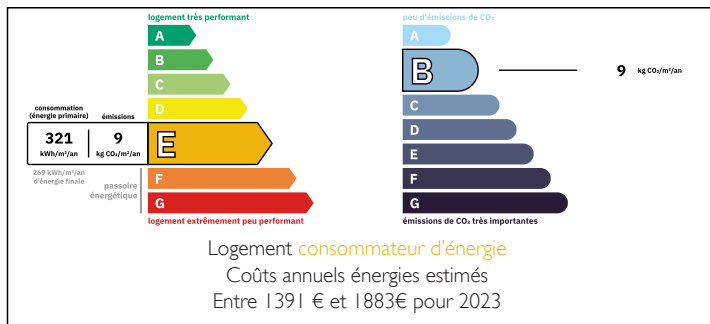
Town:	Salles-Lavalette
Department:	Charente
Bed:	1
Bath:	1
Floor:	147 m2
Plot Size:	683 m2

## IN BRIEF

Situated in a tranquil village that offers a restaurant, a bakery, and a weekly market every Friday morning. The village also provides before- and after-school care for children, along with a school bus service to both primary and middle schools. Only 10 km from Montmoreau, where you'll find all essential shops and a train station. An ideal location that blends peace and quiet with convenient access to everyday amenities.

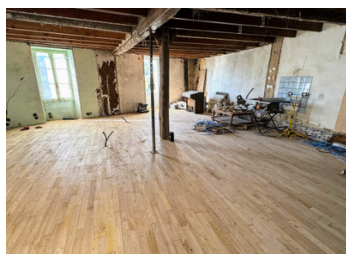


## ENERGY - DPE



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.



## DESCRIPTION

Charming Village Property with Renovation Potential  
Nestled in a picturesque French village, this characterful property offers a unique blend of completed renovations and exciting potential. Partially renovated over the last four years, the habitable section features a spacious, fully fitted kitchen complete with a high-quality Godin wood-burning stove. The ground floor also boasts a welcoming dining room, a cozy living area, and a well-appointed bathroom with a freestanding bath and double sink unit. A utility room provides access to areas awaiting transformation, ideal for expansion or a potential gîte project.

With independent access, the unrenovated section has new flooring, updated electrics, and access to plumbing, making it well-suited for additional bedrooms and a bathroom—whether for a growing family or as a rental opportunity. Below, a large cellar with four individual sections offers ample storage or workshop space, with direct access to the street and an expansive barn. Beyond the barn, a gated courtyard provides private parking for 2–3 vehicles.

Upstairs, the property currently offers one charming bedroom with built-in storage, an attached WC and sink, and a quaint “child’s entrance” leading to an adjoining room ripe for renovation into an additional bedroom or storage space.

Outside, a gated two-level garden features beautiful period details, including a working well and decorative cast iron gates. While further work is required to bring this property to its full potential. Half is already habitable, making it a fantastic opportunity for those seeking a home with character, space, and investment potential in a...

## LOCAL TAXES

**Taxe foncière:** 1071 EUR

**Taxe habitation:** EUR

## NOTES