

## Charming Two-Storey Home with Pool in the Charente Countryside

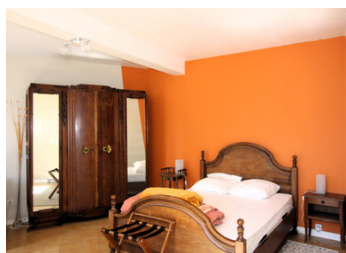


## INFORMATION

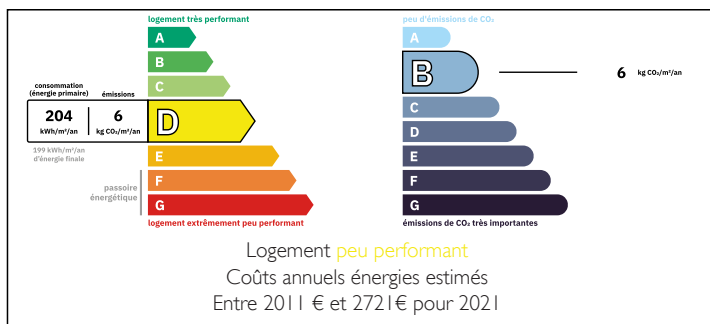
Town:	Charmé
Department:	Charente
Bed:	5
Bath:	2
Floor:	176 m2
Plot Size:	634 m2

## IN BRIEF

This spacious two-storey home in Charmé (16140) blends rustic charm with modern comforts, featuring a pellet boiler, private above ground pool, and versatile outdoor space. Ideal for families or as a holiday home, it offers easy access to local amenities while enjoying the serenity of the Charente countryside.



## 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

### Ground Floor:

A welcoming entrance leads to a bright living room with an insert fireplace. The fitted kitchen flows into a dining area, complemented by a ground floor bedroom, bathroom, and WC – all heated by an eco-friendly pellet boiler.

### First Floor:

Discover four generous bedrooms (ideal for family or guests) and a storage room, all arranged off a central hallway.

### Outdoors:

The enclosed garden features a terrace, above-ground pool, and technical shed, while the courtyard offers parking and a bike storage area.

### Location & Accessibility:

Nestled in the peaceful commune of Charmé (16140), this property offers the perfect balance of rural tranquility and convenience. Daily essentials are just a short drive away: Villefagnan (10 minutes) provides bakeries and restaurants, while Ruffec (15 minutes) offers comprehensive amenities including a hospital, pharmacies, and supermarkets. Major transport links are equally accessible: the N10 connects you to Poitiers (45 mins) and Angoulême (50 mins), while Ruffec's TGV station (15 mins away) whisks you to Paris in just over 2 hours. For international travel, Poitiers Airport is an hour's drive, with Bordeaux Airport two hours south.

## LOCAL TAXES

**Taxe foncière:** 1300 EUR

**Taxe habitation:** EUR

## NOTES

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