

Pretty town house situated between Mareuil and La Rochebeaucourt, in a small hamlet, close to amenities.

EXCLUSIVE



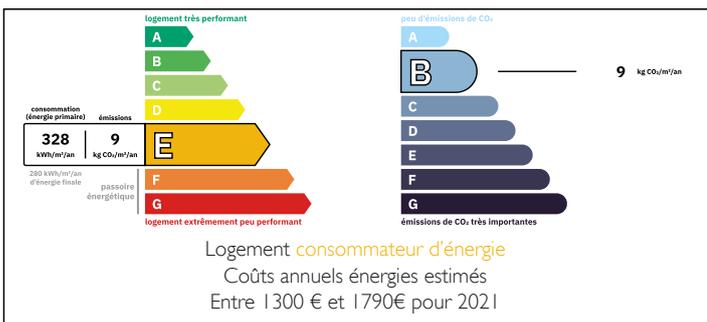
INFORMATION

Town:	Combiers
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	380 m ²

IN BRIEF

Charming stone-built semi-detached cottage with original features, spacious lounge with wood-burning stove and patio doors to a private rear garden, plus a modern kitchen and dining area. Upstairs offers two bedrooms and a stylish shower room. Includes an attached stone barn with garden access—ideal for storage or future use. A perfect holiday retreat or investment opportunity.

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

Lovley stone-built semi-detached holiday cottage full of character, original features, and countryside charm. This charming property offers a spacious lounge with a cosy wood-burning stove and patio doors that open directly onto a private rear garden—perfect for relaxing or entertaining. The modern kitchen and comfortable dining area, creating a practical and inviting ground floor layout. Upstairs, the cottage offers two well-proportioned bedrooms along with a family shower room, ideal for both short stays and extended getaways. Adding further appeal is the attached stone-built barn, which provides access to the rear garden and offers fantastic potential for storage, workshop space, or possible future conversion (subject to necessary permissions).

Blending rustic charm with modern comfort, this delightful property is ideal as a holiday retreat, second home, or a unique investment opportunity. Viewing is highly recommended to truly appreciate the space, warmth, and potential this cottage has to offer. Virtual tour available on request.

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

LOCAL TAXES

Taxe foncière:	664 EUR
Taxe habitation:	EUR

NOTES