



Ref: A37071SR16 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Authentic stone farmhouse with swimming pool and large garden







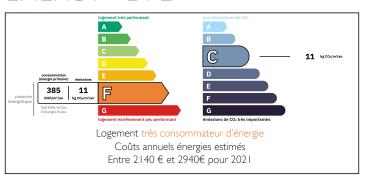








ENERGY - DPE



INFORMATION

Town: Couture

Department: Charente

Bed: 3

Bath:

Floor: 132 m2

Plot Size: 4521 m2

IN BRIFF

In a peaceful and green hamlet, discover this charming 120 m^2 stone farmhouse.

It captivates with its authentic character: exposed beams, stone walls, and a warm, welcoming atmosphere.

The house features three simple and comfortable bedrooms, perfect for hosting family and friends.

The atmosphere is soft and serene, with gentle, filtered light creating a true cozy feel.

Outside, you'll enjoy a beautiful 5,334 m² flower-filled garden — a rare space to breathe, unwind, and above all, a large swimming pool, ideal for making the most of sunny days in complete peace.

The outbuildings offer great potential: storage, workshop, or creative space.

Altogether, this is a pleasant, quiet place to live, full of charm and possibilities.

It's a home for those seeking character, space, and serenity.

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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A37071SR16 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)







LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This house is composed as follows:

- Entrance / Kitchen: 29-50 m² (Wood stove)
- Living room: 19-08 m²
- WC: 1-29 m²
- Lounge (currently bedroom): $27-14 \text{ m}^2$ (Wood stove)
- -Workshop and billiard area: 31-53 m²
- Laundry room / Room to renovate: 20-84 m²
- Workshop: 16-64 m²

UPSTAIRS

- Bathroom + WC: 8-04 m²
- Bedroom 1: 9 m² - Bedroom 2: 14-2 m²
- Bedroom 3: 9-56 m² + Dressing room 4 m²

OUTSIDE

Flowered terrace in front of the house, enclosed with an iron gate

Tree-lined and flowered land of 5,334 m²

Swimming pool 12×5 m (chlorine and salt treatment)

Caravan (children's room) sold with the house if price is right

Covered terrace: 10 m²

Beautiful barn

Fiber optic internet

Septic tank

Heating: 3 wood stoves and well-insulated walls

Insulated roof

Property tax: €1,748

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