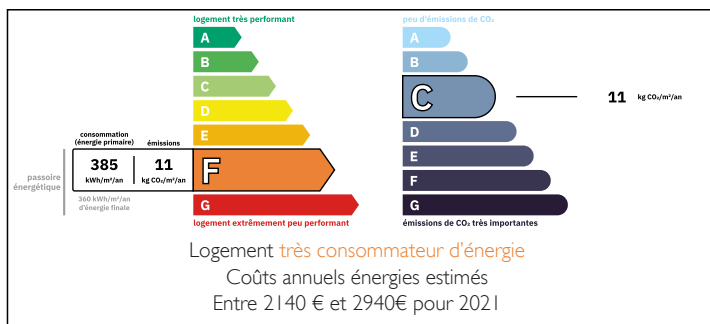


Authentic stone farmhouse with swimming pool and large garden

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Couture
Department:	Charente
Bed:	3
Bath:	1
Floor:	132 m²
Plot Size:	4521 m²

## IN BRIEF

In a peaceful and green hamlet, discover this charming 120 m² 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.



## DESCRIPTION

This house is composed as follows:

- Entrance / Kitchen: 29-50 m<sup>2</sup> (Wood stove)
- Living room: 19-08 m<sup>2</sup>
- WC: 1-29 m<sup>2</sup>
- Lounge (currently bedroom): 27-14 m<sup>2</sup> (Wood stove)
- Workshop and billiard area: 31-53 m<sup>2</sup>
- Laundry room / Room to renovate: 20-84 m<sup>2</sup>
- Workshop: 16-64 m<sup>2</sup>

## UPSTAIRS

- Bathroom + WC: 8-04 m<sup>2</sup>
- Bedroom 1: 9 m<sup>2</sup>
- Bedroom 2: 14-2 m<sup>2</sup>
- Bedroom 3: 9-56 m<sup>2</sup> + Dressing room 4 m<sup>2</sup>

## OUTSIDE

Flowered terrace in front of the house, enclosed with an iron gate  
 Tree-lined and flowered land of 5,334 m<sup>2</sup>  
 Swimming pool 12 x 5 m (chlorine and salt treatment)  
 Caravan (children's room) sold with the house if price is right  
 Covered terrace: 10 m<sup>2</sup>  
 Beautiful barn

Fiber optic internet  
 Septic tank compliant with regulations  
 Heating: 3 wood stoves and well-insulated walls  
 Insulated roof  
 Property tax: €1,748

## LOCAL TAXES

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>