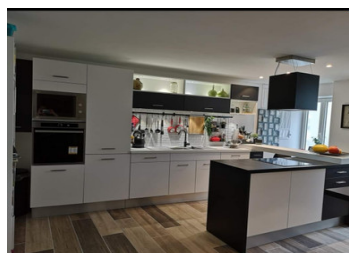
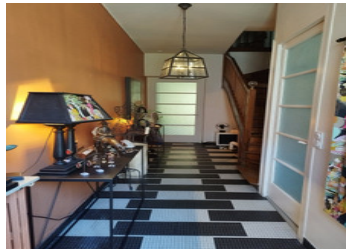


Fully Renovated town House with 5 bedrooms 2 kitchens , Large Mature gardens with Rear access for parking



## INFORMATION

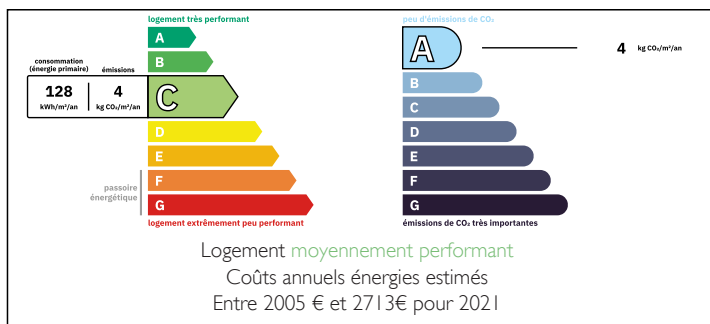
Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	5
Bath:	4
Floor:	302 m2
Plot Size:	2490 m2



## IN BRIEF

Deceptively spacious 2-family home in the heart of a lively village with supermarket, restaurants, pharmacy, boulangerie, and doctor—all within walking distance. Double-glazed and heated via an efficient air/heat pump, with a strong DPE rating. Currently arranged as 2 interconnecting homes, it offers flexibility as a large family residence, a home with rental potential, or for equestrian use. High ceilings, spacious bedrooms, and modern kitchens and bathrooms throughout. Beautiful mature garden with seating areas, 2 large barns (one suitable for horses), and rear access with private parking. Pasture land available to rent nearby. Just 20 mins from Angoulême and 1h15 from Bordeaux. A rare find combining village convenience with French country charm.

## 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

Beautifully Renovated Character Home with Development Potential and Equestrian Facilities

This charming and well-renovated property offers both immediate comfort and exciting potential for further development. One of the large stone barns on the grounds is ideal for conversion—whether for additional living space, a guest house, or a rental unit—subject to the necessary permissions.

Privately set and generously proportioned, the home is surrounded by a mature, beautifully landscaped garden. Several terraced areas provide perfect spots for outdoor dining, relaxing, or entertaining, including a private terrace accessed directly from one of the bedrooms—ideal for enjoying peaceful mornings or sunset views.

A separate rear entrance, framed by impressive stone columns, provides private vehicular access to the property. For equestrian enthusiasts, the current setup includes a stable with three boxes and a small paddock. The owner also rents additional grazing land nearby, making this a very practical option for keeping horses.

Whether you're looking for a spacious and elegant family home with room for extended family, or a property with strong rental or holiday let potential, this property offers flexibility and charm in equal measure.

A rare opportunity to enjoy the best of French country living with the convenience of village life just less than a minute away.

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

## LOCAL TAXES

**Taxe foncière: 2300 EUR**

**Taxe habitation: EUR**

## NOTES