

Charming stone house with potential for extension - Village 10 min from Ruffec, 25 min from Angoulême;



INFORMATION

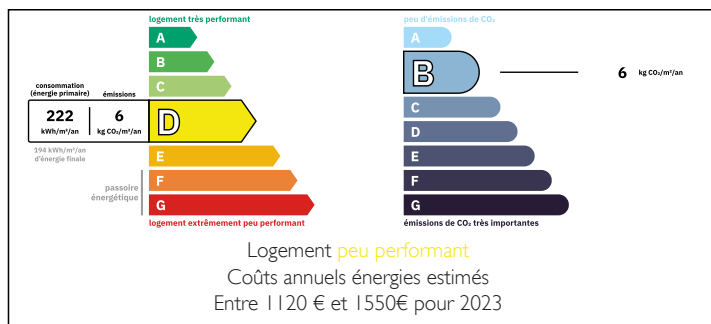
Town:	Salles-de-Villefagnan
Department:	Charente
Bed:	3
Bath:	1
Floor:	104 m ²
Plot Size:	405 m ²

IN BRIEF

Charming semi-detached stone house, not overlooked, in the heart of a village near Ruffec and 25 minutes from Angoulême. 104 m² of living space, with potential to extend by 63 m². Private courtyard, wood burner, master suite to be finished. Ideal second home or investment without major exterior works.



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.



LOCAL TAXES

Taxe foncière: 39 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated in the heart of a small, peaceful village, this semi-detached stone house combines charm, tranquillity and practicality. It has quick access to the N10, making it ideal for Angoulême in just 25 minutes and Ruffec in 10 minutes, with all amenities nearby.

Perfect for a second home or for those looking for a property that is easy to maintain, this property represents a great opportunity, with 63 m² of additional living space that can easily be converted, to expand as you wish.

Ground floor:

Spacious, bright living room with fitted kitchen area: 35 m² (wood-burning stove),

14 m² sitting room,

5 m² study,

utility room/cellar and WC.

Adjoining 25 m² room, in need of renovation (90% complete): ideal for creating a second sitting room, ground floor bedroom or leisure area.

First floor:

Two bedrooms (8 and 14.5 m²)

Bathroom with WC (5.4 m²)

Large master suite to be finished, comprising bedroom, bathroom and dressing room (38 m²)

Outside:

Private courtyard, enclosed by walls, very easy to maintain

Practical garden shed for storage (12 m²)

A house full of character, with great potential, ready for your projects!

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