

Set in the peaceful countryside, this charming 3-bedroom stone house blends character with modern comforts



INFORMATION

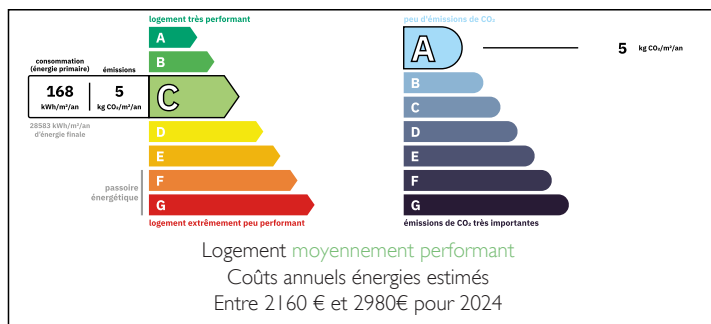
Town:	Saulgond
Department:	Charente
Bed:	3
Bath:	3
Floor:	170 m2
Plot Size:	4864 m2

IN BRIEF

A peaceful stone house, a retreat with space to live and grow. Situated in a hamlet between the towns of Confolens, Chabanaise and Saint Junien. 35 mins from Limoges airport.

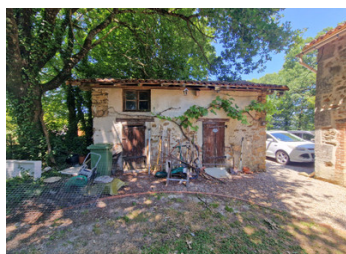


ENERGY - DPE



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

A spacious driveway welcomes you to this charming character stone property, full of rustic appeal and modern comforts.

Outside, you'll find a variety of useful outbuildings, including tool sheds, wood storage, and a lean-to providing sheltered parking. The beautifully maintained L-shaped garden extends across 4,864 m², offering established trees, fruit trees, and a large concrete pad — ideal for creating a terrace or installing an above-ground pool. On the other side of the house, a pretty pergola adorned with grapevines offers a shaded retreat, complemented by a traditional well.

GROUND FLOOR

Kitchen and cosy sitting area - (30.45 m²) featuring a new butler sink, gas range cooker, and pellet burner, with a staircase leading to the first floor.

Spacious bedroom - (17.7 m²) with built-in wardrobes and direct access to the garden.

Bathroom - (4.17 m²) with shower, WC, basin, and heated towel rail.

Practical pantry - (2.5 m²).

Impressive double-height living space - (36 m²) leading up to a mezzanine sitting room (26.18 m²), creating a wonderful sense of light and openness with French door both sides

Utility room - (7.9 m²)

Workshop - (16.61 m²)

FIRST FLOOR

Bedroom 2 - (9 m²) with en-suite shower room (4.9 m²) including WC and basin.

Family bathroom - (4.5 m²) with bath, sink, and WC.

Bedroom 3 - (25.3 m²).

Additional features:

New air source heat pump boiler supplying radiators throughout.

Fibre internet connection.

New pellet burner for efficient and eco-friendly heating.

LOCAL TAXES

Taxe foncière: 1015 EUR

Taxe habitation: EUR

NOTES