

## Charming barn conversion with spacious garden and outbuildings in the Charente countryside



## INFORMATION

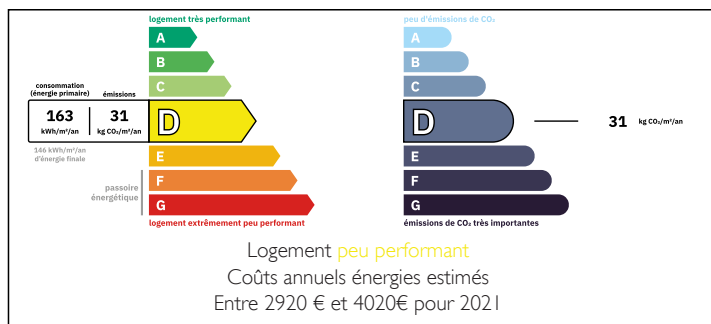
Town:	Voulême
Department:	Vienne
Bed:	3
Bath:	2
Floor:	186 m2
Plot Size:	1712 m2

## IN BRIEF

Nestled in the heart of the picturesque French countryside, this beautifully converted barn offers a rare blend of rustic character and modern comfort. Set on a generous plot, the property features a large, landscaped garden and covered patio area- perfect for outdoor living and enjoying the tranquil rural setting.



## 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

This home has three well-proportioned bedrooms, a light-filled open-plan living/dining area with hand finished exposed beams and a fully equipped country-style kitchen that leads directly on to the large covered patio area that is ideal for outdoor dining, relaxing and entertaining. . Tastefully renovated throughout, the property retains its original charm while offering all the conveniences of contemporary living.

Additional features include a spacious garage, multiple outbuildings ideal for storage, workshops, or potential further development, and ample parking.

This is an ideal opportunity for those seeking a peaceful lifestyle, whether as a permanent residence, holiday home or gite project.. Conveniently located within easy reach of local villages, markets, and amenities, this property combines character, space, and serenity in one appealing package.

## LOCAL TAXES

Taxe foncière: 665 EUR

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>