

Beautiful property, no neighbours - 5 bedrooms- Large outbuildings, garden. 10mn from Barbezieux



INFORMATION

Town:	Condéon
Department:	Charente
Bed:	5
Bath:	2
Floor:	341 m2
Plot Size:	3875 m2



IN BRIEF

Nestled in the southern Charente region, this charming property offers an idyllic setting with no neighbors in the heart of the countryside, yet remains accessible to all amenities. 10 minutes from Barbezieux, 35 minutes from Angoulême, and 1 hour from Bordeaux.

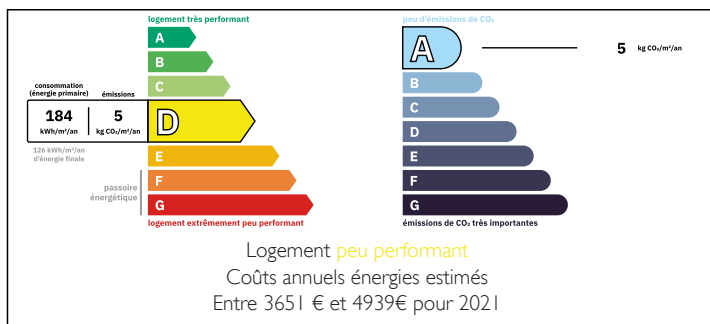
The access is via a stunning dovecote opening onto an interior courtyard with a carport for 3 cars, large outbuildings 390m², and a 340m² property with its enclosed mature garden.

The ground floor comprises a large entrance hall, a living room, a dining room, a kitchen and utility room, a bedroom, and a toilet. Upstairs, a landing leads to four bedrooms, a bathroom, a shower room, a toilet, and a closet.

The outbuildings are numerous: a barn, stables, a cellar, and a lean-to, leaving room for all your projects.

The flower-filled and mature garden provides

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: 2140 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE PHOTOS AND FLOOR PLAN AVAILABLE UPON REQUEST

TECHNICAL INFORMATION

DPE D (Energy efficiency rating)

Double glazing on all openings. Tilt-and-turn windows.

Central heating : Air/water heat pump - an open fireplace in the living room and an wood insert the dining room. Wood-burning stove in the kitchen

Compliant septic tank

Fiber

Linky

PROPERTY

GROUND FLOOR

Entrance hall - 29m² with stone walls and tiled floor

Living room - 31m² with open fireplace

Dining room - 34m² with wood insert fireplace

Fitted kitchen - 34m² with wood-burning stove and tiled floor

Bedroom 1 - 24m² with fireplace (non-functional), stone walls and tiled floor

WC - 2.4m² with sink

Cupboard - 1.65m²

FIRST FLOOR

Landing - 30m²

Cupboard - 4m²

Bathroom - 5m² with bathtub, sink, and bidet

Bedroom 2 - 22m²

Bedroom 3 - 37m²

Bathroom - 12m² with bathtub, 2 sinks, bidet, and cupboards

Bedroom 4 - 28m²

Bedroom 5 - 26m²

Toilet - 3m²

OUTBUILDINGS

Carport - 58m² - 3 cars

Outbuilding - 65m² concrete floor

Barn - 72m² earth floor

Stable 1 - 47m² earth floor