

## Charming stone cottage with land, countryside views, and lots of potential



## INFORMATION

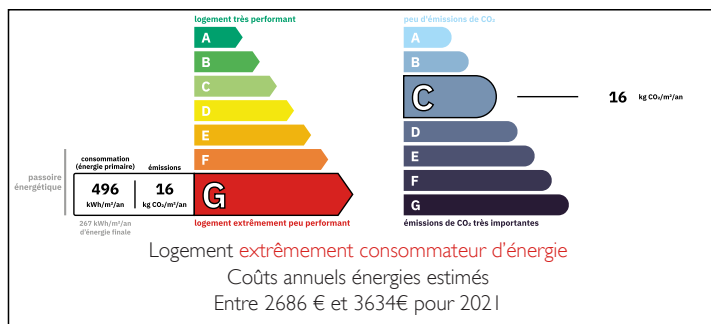
Town:	Palluau
Department:	Charente
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	8910 m2

## IN BRIEF

Set in a peaceful hamlet, this attractive stone cottage offers a light-filled open-plan living area and a flexible layout with three bedrooms and two bathrooms. One bedroom includes an en-suite, while another opens directly onto a terrace and could easily serve as a home office, or second living space. The interiors are full of charm, with plenty of natural light, and the surrounding countryside adds to the home's tranquil feel. While the property is generally in good condition, some internal finishing- such as insulation- remains to be done, giving buyers the perfect opportunity to personalise the space. With nearly a hectare of land and lovely views, this would make a wonderful countryside retreat.



## 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: 677 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Tucked away in a small, quiet hamlet surrounded by open countryside, this pretty stone-built cottage offers an excellent opportunity for those seeking a character home with land in a serene setting. The house combines charm with practicality- featuring three bedrooms, two bathrooms, and nearly a hectare of private garden filled with mature fruit trees and rural views.

Compact and manageable, the property is ideal as a countryside escape or a low-maintenance home. The entrance to the property includes an inviting open-plan living area with a wood-burning stove, creating a warm and welcoming heart to the home. This space flows easily, offering a relaxed feel that's perfect for holiday living or quiet evenings in.

The master bedroom includes an en-suite bathroom, while a second bedroom or flexible reception space opens directly onto a small terrace- an ideal spot to enjoy morning coffee or evening sun. This room would lend itself well to being turned into a kitchen/breakfast room, adding to the layout's flexibility.

So much of the major work has already been completed. While it hasn't been occupied recently and would benefit from insulation and some interior updating, this offers an ideal blank canvas for the new owner to tailor the property to their own style and comfort. Whether you're looking to create a cozy full-time residence or a weekend escape, there's plenty of potential here to create something special.

Outside, the expansive grounds- measuring just under one hectare- provide privacy, space to grow and a natural backdrop of...