

## Charming Charentaise 3-Bedroom Home with Barn, Garden & Covered Terrace near Chalais in Curac



## INFORMATION

Town:	Curac
Department:	Charente
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	4037 m2

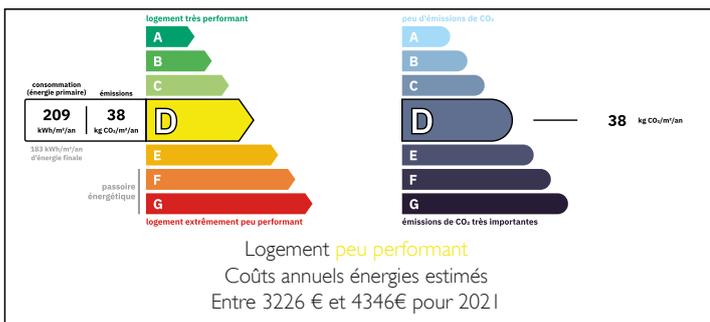


## IN BRIEF

Discover the French lifestyle you've been dreaming of in this 3-bedroom Charentaise home with barn, large garden and covered terrace in the pretty village of Curac, just minutes from Chalais. Here you can stroll through the lively Monday morning market, enjoy café culture, and explore the surrounding vineyards, rolling countryside and rivers for swimming and canoeing.

The house combines charm and comfort with a cosy lounge and wood burner, a modern kitchen with island, spacious bedrooms and exposed beams. Outside, the flat 4000m<sup>2</sup> garden has plenty of space for a vegetable plot, fruit trees and family activities, while the barn offers potential for conversion into a gîte or workshop. With oil central heating, mostly double glazing and a fosse septique replaced in 2011, the property is move-in ready.

## ENERGY - DPE



Excellent transport links mean Bordeaux,

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

Nestled in the peaceful village of Curac, this characterful stone property offers the best of French rural living while remaining close to all commerce in nearby Chalais. Famous for its château, vibrant Monday morning market, summer festivals, cafés and restaurants, Chalais also offers schools, supermarkets and a train station with direct links to Angoulême (TGV to Paris) and Bordeaux. The Dordogne river, wine routes of Saint-Émilion, and picturesque cycling trails are all within easy reach.

The house offers approx. 186 m<sup>2</sup> of space overall, thoughtfully renovated to preserve original charm while adding modern comfort:

### Ground Floor

Entrance hall (14.20m<sup>2</sup>)

WC (2.10m<sup>2</sup>)

Light-filled kitchen/dining room (25.65m<sup>2</sup>) with island, opening to covered terrace and garden

Utility room (10.48m<sup>2</sup>) with laundry and boiler space

Large lounge (39.05m<sup>2</sup>) with exposed stone walls and wood burner – a perfect cosy retreat

Bedroom with feature fireplace, walk-in wardrobe (5.36m<sup>2</sup>) and ensuite shower room (5.43m<sup>2</sup>)

First Floor (renovated with pine floorboards and exposed beams)

Family bathroom with bath (10.20m<sup>2</sup>)

Bedroom 2 (12.95m<sup>2</sup>)

Mezzanine/office space (10.04m<sup>2</sup>)

Bedroom 3 (15.04m<sup>2</sup>)

Storage room (15.46m<sup>2</sup>)

### Outside

Covered terrace (20m<sup>2</sup>) for long summer evenings and al fresco dining

Approx. 4000m<sup>2</sup> of flat, easy-to-maintain garden with mature trees and space for a pool

Vegetable plot and two old pigsties for authentic rural charm

Large barn with scope for conversion into gîte, studio or storage (subject to planning)

## LOCAL TAXES

Taxe foncière: 1467 EUR

Taxe habitation: EUR

## NOTES