

Charming renovated 2/3 bedroom stone property with independent barn (140 m ) set on over 5.6 acres.



## INFORMATION

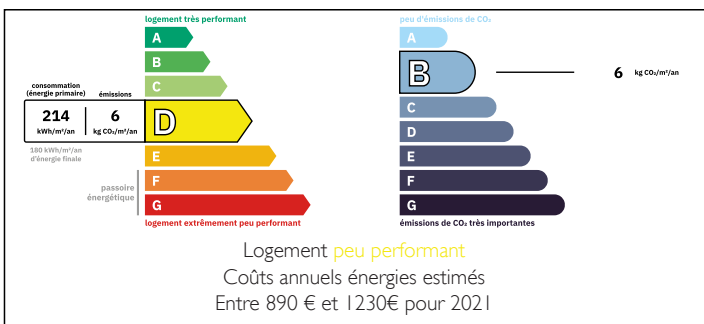
Town:	Abzac
Department:	Charente
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	23175 m2



## IN BRIEF

This detached stone property has been renovated to create a comfortable family home. The ground floor comprises an open-plan living/kitchen/dining room, an office (possible downstairs bedroom or offering scope to extend the living room), a shower room with WC. Upstairs there is a large landing, 2 bedrooms, a dressing room and a bathroom with WC. Nestled in a picturesque rural setting and surrounded by 2,3 hectares of land, this property offers the perfect blend of rustic charm and modern comfort, making it an ideal place for nature lovers or anyone seeking a peaceful lifestyle away from the hustle and bustle of city life.

## 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

The layout is as follows :

### GROUND FLOOR

Open plan lounge/kitchen/diner (42 m<sup>2</sup>)

Shower room (3.5 m<sup>2</sup>)

Office/bedroom (7 m<sup>2</sup>)

### FIRST FLOOR

2 Bedrooms (17 m<sup>2</sup> and 9m<sup>2</sup>)

Study (6 m<sup>2</sup>)

Mezzanine/landing 13 m<sup>2</sup>

Bathroom (8 m<sup>2</sup>)

Heating is provided by a wood-burning stove, and connections for the installation of split systems and heat pump are already in place for added comfort. Double-glazed windows throughout and septic tank compliant with current standards. The roof was replaced in 2024.

The independent barn 140m<sup>2</sup> together with over 5 acres of land make it an ideal place to keep a couple of horses or other animals.

## LOCAL TAXES

Taxe habitation:

EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES