

## Stylish 3-Bedroom Village Home with Garden & Garage near Lively Market Town

EXCLUSIVE



## INFORMATION

Town:	Curac
Department:	Charente
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	1675 m2

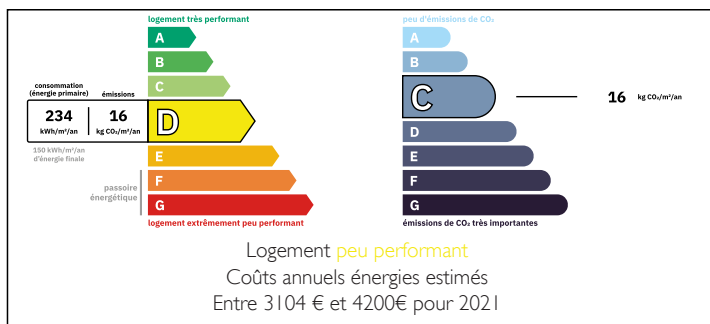
## IN BRIEF

Located in a picturesque Charentaise village, this bright and well-maintained home offers a peaceful lifestyle with authentic charm. Just minutes from Chalais, a bustling market town with shops, schools, doctors, supermarkets and all amenities, you can also enjoy village life with the occasional chime of church bells.

Outside, the enclosed landscaped garden includes a lawn, flowers, small vegetable plot, watering system, water reserve and a stylish wooden gazebo for outdoor dining. Inside, you'll find light-filled reception rooms with fireplaces, three spacious bedrooms with wooden floors, and a large garage with mezzanine office. Heating is provided by a heat pump and oil central system. Private gated driveway and water access complete this move-in ready property.



## ENERGY - DPE



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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

### Ground Floor

From the private gated entrance, a generous 15.84 m<sup>2</sup> hallway sets the tone for the property. To the right, the 23.34 m<sup>2</sup> dining room with fireplace offers a convivial setting and leads through to a 6.09 m<sup>2</sup> hobby room and a 6.04 m<sup>2</sup> downstairs bathroom.

The spacious 25.30 m<sup>2</sup> living room, also with a fireplace, provides a bright and welcoming space. The 16.74 m<sup>2</sup> kitchen is fitted with quality wooden units, creating a functional and attractive space for family cooking. A 2.61 m<sup>2</sup> W/C is a practical addition.

From the dining room, access leads to the impressive 46.90 m<sup>2</sup> garage, which includes a boiler room and an upstairs mezzanine plus office of 11.15 m<sup>2</sup>—perfect for home working or creative pursuits.

### First Floor

The 6.65 m<sup>2</sup> landing opens onto three attractive bedrooms, all with lovely wooden floors:

Bedroom 1: 17.52 m<sup>2</sup>, bright and dual aspect.

Bedroom 2: 24.98 m<sup>2</sup>, generous master suite.

Bedroom 3: 17.81 m<sup>2</sup> with velux window.

A 6.16 m<sup>2</sup> shower room completes the upper floor.

### Outside

The enclosed garden has been thoughtfully designed and landscaped, offering lawned areas, floral borders and a small vegetable plot. A wooden gazebo creates the ideal outdoor dining or relaxation space. A watering system, rainwater collection tanks and pump provide efficient and eco-friendly garden maintenance. A side gate also provides additional access.

### Features

Recent heat pump for modern efficiency.

Oil-fired central heating system if needed.

Spacious garage with mezzanine office.

Light, clean and very well maintained interior.

Fully enclosed garden, safe for children and pets.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES