

Charming Village Home with Garden, Studio, and Outbuildings



INFORMATION

Town:	Bessé
Department:	Charente
Bed:	5
Bath:	2
Floor:	264 m2
Plot Size:	1272 m2

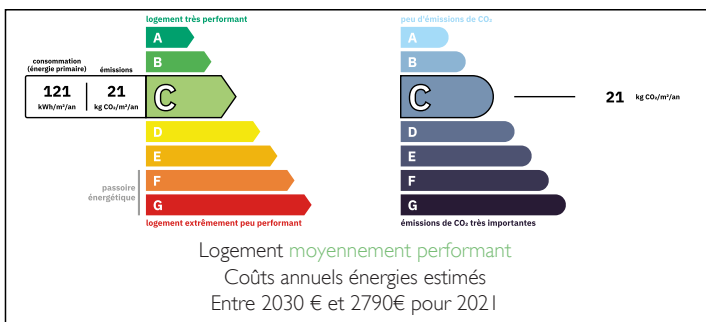


IN BRIEF

Situated in a peaceful village, this spacious five-bedroom home combines character and practicality. Offering generous living space over two floors, two bathrooms, a mezzanine/playroom, a useful studio/office with kitchen and WC, a large barn, and private parking, the property is ideal as a permanent residence or a holiday retreat.

This property requires a septic tank upgrade and would benefit from some general updating. The house has oil central heating, underfloor heating in the living room and a central vacuum. Heating is provided by an oil boiler, a wood stove, electric radiators, with underfloor heating in the living room and a central vacuum cleaner.

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: 1350 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a charming Charente village, this welcoming home offers comfortable family accommodation.

On the ground floor, there is a fitted kitchen / dining room with fireplace and wood-burner insert, a utility room/pantry, two bedrooms, a shower room, WC, a corridor, and a large sitting room.

Upstairs, a mezzanine/playroom leads to three further bedrooms, a shower room, WC, and landing. Outside, the property includes a large barn, a studio/office with WC and kitchen facilities. There is also private parking, a garden, and storage shelters. Heating is provided by an oil-fired boiler.

Location & Amenities

The property enjoys a tranquil setting while being just 10 minutes from Villefagnan, which offers shops, a bakery, schools, and essential services. The market town of Ruffec (16700) is around 15 minutes away, providing supermarkets, restaurants, a hospital, and a railway station with direct links to Angoulême and Poitiers, where high-speed TGV services connect to Paris and Bordeaux.

Transport Links

The property is well connected via the N10, offering fast road access south to Angoulême and north to Poitiers. Poitiers-Biard Airport (approx. 1 hr 10 mins) and Limoges Airport (approx. 1 hr 30 mins) both provide regular flights to the UK and other European destinations.

This is an excellent opportunity to acquire a versatile property with plenty of potential, set in a welcoming Charente village with good transport connections.

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