

Stunning 4-bed stone village property full of character and charm.



INFORMATION

Town:	Villefagnan
Department:	Charente
Bed:	4
Bath:	3
Floor:	214 m2
Plot Size:	957 m2

IN BRIEF

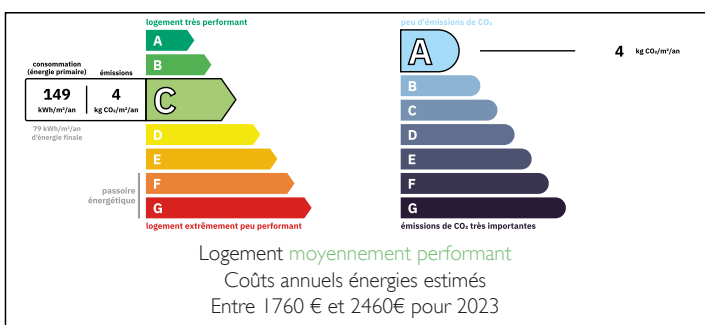
If you're looking for the perfect blend between classical Charentaise character features and the very best of modern comfortable living, this stylish and elegant 4-bed property is the one for you.

Situated in a small village close to the town of Villefagnan, the property definitely has the wow factor at every turn, whether it be from its beautiful stone facade, its flagstone-floored entrance hall with door to the rear garden, its gorgeous L-shaped kitchen with travertine flooring, its elegant lounge with pellet woodburner or its luxury master suite comprised of a large bedroom, luxury en-suite bathroom and walk-in wardrobe.

With gardens to the front and rear as well as a large patio area and hot-tub zone, this house has everything you could wish for, including a modern heat exchanger central heating system and double glazing giving it a very...



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

If you're seeking the perfect harmony between timeless Charentaise charm and the comfort of modern living, this beautifully renovated four-bedroom home will not disappoint. Set in a peaceful village near Villefagnan, the property impresses from the outset with its stunning stone façade and continues to deliver elegance and character throughout.

As you step inside, you're greeted by a welcoming entrance hall with traditional flagstone flooring and a rear door that leads directly to the rear garden — a subtle detail that adds both light and flow to the space. The heart of the home is the stylish L-shaped kitchen, fitted to a high standard with travertine flooring, offering an inviting space for cooking and entertaining. The adjacent lounge is a perfect blend of warmth and sophistication, featuring a modern pellet woodburner that creates a cosy atmosphere in cooler months.

Upstairs, the standout feature is the luxurious master suite, which includes a spacious, light-filled bedroom, a high-end en-suite bathroom, and a walk-in wardrobe — a true retreat designed for comfort and relaxation. The additional two bedrooms on this floor (one with walk-in wardrobes) are well-proportioned and offer flexibility for guests, family, or home office use. The family shower-room with luxury walk-in shower is perfectly positioned at the centre of the home on this floor.

On the second floor there is a huge bedroom / play area of 45m² with an en-suite bathroom and attic space that could be divided up to make further bedrooms if required.

Outside, the property...

LOCAL TAXES

Taxe foncière: 1220 EUR

Taxe habitation: EUR

NOTES