

Charming Stone Farmhouse with 3 double bedrooms and a beautiful garden with gated river access



INFORMATION

Town:	Moutonneau
Department:	Charente
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	1530 m2

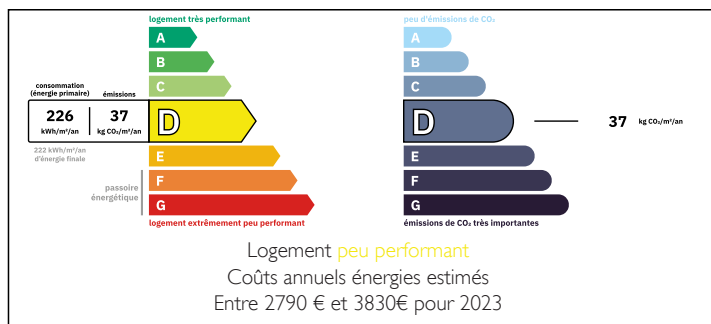
IN BRIEF

Charming Stone Farmhouse with 3 double bedrooms and a beautiful garden with gated river access in Peaceful Hamlet Setting.

Nestled in a tranquil village on the banks of the River Charente, this beautifully presented farmhouse is full of character and charm. Immaculately maintained, the property boasts a delightful garden that gently slopes down to the river, accessed via a garden gate and a quiet lane just beyond.

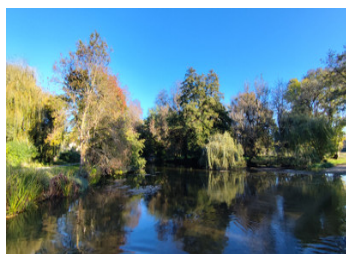
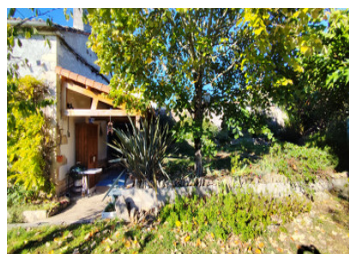


ENERGY - DPE



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:	1200 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This traditional Longère-style stone house offers generous living space with three inviting reception rooms, three bedrooms, and two bathrooms. The home combines authentic period features—such as exposed stone walls, original oak beams, and grand fireplaces fitted with efficient wood-burning stoves—with modern comforts including oil-fired central heating, double glazing in most rooms, and a certified sanitation system.

The picturesque village enjoys a peaceful setting with very little through traffic—only local residents use the small surrounding lanes—offering a rare sense of calm and seclusion. Despite its rural feel, the property is conveniently located less than 4km from the pretty town of Aunac-sur-Charente which has a Doctors surgery, Pharmacy, Grocery shop and a bar restaurant. 7 km from the town of Mansle with restaurants, bar, supermarket Doctors and Vets and approx. 15km from the larger market town of Ruffec with all amenities including school, college etc...

A rare opportunity to own a character-filled home in a serene riverside setting, yet within easy reach of local amenities.

In greater detail,

Ground floor

- Fitted kitchen, 29m², tiled floor, wood stove, exposed stone, beams and a Window and door to courtyard.
- Dining room, 27m², wooden floor, exposed beams and a window to the courtyard.
- Living room, 30m², wooden floor, wood stove, door leading to the terrace, exposed stone walls and beams
- Boiler room, 7m², concrete floor, Visseman oil fired central heating boiler and a water softener.