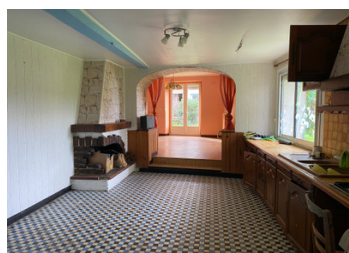
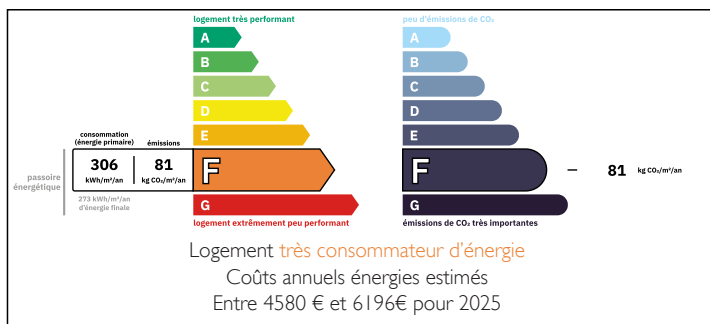


## Charming stone house in peaceful countryside setting – with excellent potential



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Condéon  |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 125 m2   |
| Plot Size:  | 13881 m2 |

## IN BRIEF

Set in the heart of the quiet French countryside, this traditional 3-bedroom stone house offers an excellent opportunity for buyers looking for a property to modernise and make their own. Surrounded by open views and rural tranquillity, it's an ideal project for those seeking a permanent home, a holiday retreat, or a rental investment in an authentic rural setting.

All the living accommodation is currently arranged on the ground floor, including a spacious living area, a kitchen ready for updating, and three bedrooms. The house also benefits from a good sized attic that could be converted, offering valuable potential to expand the living space and redesign the interior to suit your needs.

Outside, there is a large garden of and a separate outbuilding that could be renovated, with the usual permissions to create a gite or studio for yoga,

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

Perfect for those looking for a renovation project in a beautiful rural environment, this property presents a fantastic opportunity to create a bespoke home in southwest France.

The property is well located just 10 minutes from Barbezieux and its many amenities, 40 minutes to Angoulême (TGV direct to Paris), 1hr to Bordeaux, 1hr 20m to Royan and Atlantic coast.

The key features include;

- 3 bedrooms
- 1 bathroom, with separate WC
- Conservatory
- Open plan kitchen/ living space - 37m<sup>2</sup>
- Attic space to convert - 36m<sup>2</sup>
- Separate outbuilding - 49m<sup>2</sup>
- Land of 13881m<sup>2</sup>

\*Central heating via oil

\*Drainage via septic tank (non conforming)

ALL MEASUREMENTS ARE APPROXIMATE

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

## LOCAL TAXES

Taxe foncière: 295 EUR

Taxe habitation: EUR

## NOTES