

Charming 4-Bedroom Home in the Heart of South-West France, With Separate Stone Ruin to Convert



INFORMATION

Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	2350 m2

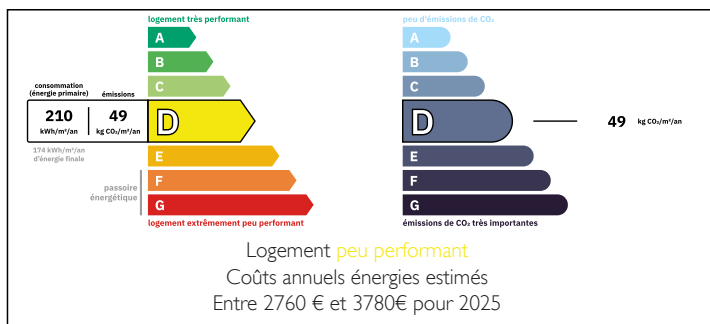
IN BRIEF

Nestled in the peaceful countryside of South-West France, this characterful 4-bedroom property offers the perfect blend of traditional charm and modern comfort. Set on a good sized plot the home is ideal as a family residence, holiday retreat, or investment opportunity.

The main house features a bright, spacious layout, including a large living area, a well-equipped kitchen, and four good-sized bedrooms. Outside, the pretty garden provides plenty of space for outdoor dining, relaxation, or creating a beautiful landscaped haven.

A standout feature of the property is the independent stone ruin, brimming with potential for renovation. Whether you envision a guest cottage, artist's studio, gîte, or private retreat, this structure offers an exciting opportunity to expand the property's value and versatility.

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.



DESCRIPTION

Located within easy reach of local villages, markets, and all essential amenities, this home combines rural tranquillity with convenient access to the region's renowned vineyards, historic towns, and natural beauty.

The key features include:

- Ground floor - entrance, kitchen, dining room, living room, 2 bedrooms and a shower room
- First floor - 2 bedrooms, bathroom, separate WC
- Old ruin for renovation (approximately 100m²)
- Separate outbuilding (approximately 110m²)
- Vegetable garden/ orchard (882m²)
- Heating - oil
- Double glazed
- DPE D

LOCAL TAXES

Taxe foncière: 1505 EUR

Taxe habitation: EUR

Perfect for those seeking an authentic French lifestyle with room to grow, this is a rare opportunity not to be missed !

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

NOTES