

A delightful village property boasting 3 beds and 3 bathrooms 9mins from Montbron



EXCLUSIVE

INFORMATION

Town:	Feuillade
Department:	Charente
Bed:	3
Bath:	3
Floor:	175 m2
Plot Size:	240 m2



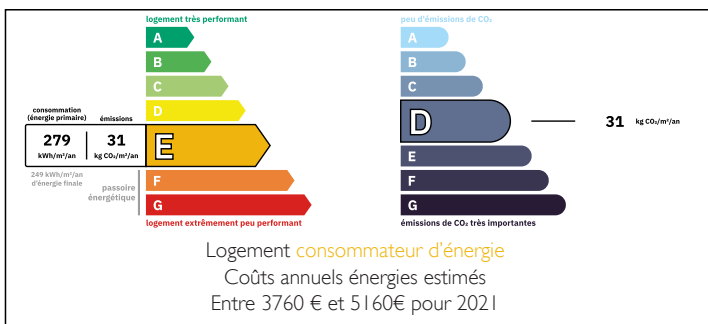
IN BRIEF

This is a truly unusual property, full of character and renovated with taste, imagination and a great deal of care. It has been thoughtfully transformed, with clever ideas throughout, creating a home that feels both distinctive and highly adaptable. The result is a property with real personality, offering far more than the ordinary.

It could lend itself equally well to a chambre d'hôte business, a spacious family home, or a comfortable retirement property. With its flexible layout and further development potential, there are many different ways to imagine and enjoy the space, allowing it to evolve with your needs and lifestyle.

Set in the pretty village of Feuillade, the property is very well placed for nearby towns and amenities, including Marthon at 2.3 km, Montbron at 8 km and Angoulême at 27 km. Angoulême also offers the benefit of the...

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

Entering the property through classic gates into the courtyard, you arrive at the house. The reception room is currently used as a dining room, with the staircase rising directly opposite. Turning right, you pass through a snug, office or library and continue into the well organised kitchen, benefiting from underfloor heating and the delightful light coming through the glass ceiling.

Turning right leads into another reception room beautifully finished in an elegant contemporary style and featuring a serious wood-burning stove. This stove can heat the radiators, offering an alternative to the fuel boiler. Beyond this room which also opens onto the courtyard is a cloakroom, boiler room, and stairs leading to the attic, which could potentially be converted subject to the necessary permissions.

Back to the main staircase, the first floor offers a shower room in front of you, a large bedroom to the right, and another bedroom to the left with its own shower room. The staircase continues to a superb principal suite comprising a generous bedroom, shower room, and dressing area. This is a must visit property!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES