

Panoramic views for a beautiful longère, swimming pool and outbuildings set in a 4,380 m garden



INFORMATION

Town:	Curac
Department:	Charente
Bed:	4
Bath:	2
Floor:	171 m ²
Plot Size:	4380 m ²



IN BRIEF

Charming character property offering generous living space and quality features.

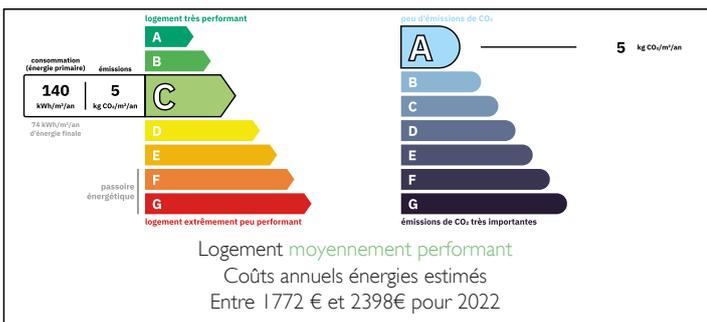
On the ground floor, you will find a fitted kitchen with fireplace insert, a living room with fireplace, a utility room, WC, two bedrooms, a bathroom with bath, shower and WC, a shower room with WC, as well as a workshop with mezzanine offering multiple possibilities.

Upstairs, there are two additional bedrooms, ideal for family living or guests.

The property also includes a pantry, a cellar, a garage and a workshop within the attached barn, as well as a sheepfold and former outbuildings, perfect for additional projects or storage.

Outside, you will enjoy a pleasant covered terrace, a swimming pool, a well, parking space and a large

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

This beautiful property is located in a peaceful hamlet, just 5 minutes from local amenities and a SNCF train station. The large covered terrace, running the full length of the longère, offers stunning panoramic views over the valley and the Charente countryside.

The house combines period charm with modern comfort, including a reversible heat pump, a wood-burning insert with heat recovery system, excellent insulation with an energy rating of C, and a high-quality renovation. Fibre internet is also available.

The 22 m² fitted kitchen features a fireplace insert, exposed beams, a five-burner gas hob, extractor hood, and a large electric oven. It is filled with natural light thanks to a remote-controlled skylight and opens directly onto the 37 m² living and dining room, which boasts a beautiful open fireplace, exposed beams, and French doors leading to the terrace.

Single-level living continues with two bedrooms of 12 m² and 15 m², a bathroom with bath, shower and WC, a shower room with WC, a utility room, separate WC, and a 21 m² room currently used as a sewing workshop, already fitted with plumbing to create a second kitchen.

This room benefits from a separate entrance, a mezzanine, and two upstairs bedrooms of 11 m² and 14 m², offering the potential to create a self-contained guest apartment or rental gîte.

The attic is convertible, and the attached 80 m² barn, including a pantry, cellar and mechanical workshop, can be adapted to a wide range of projects.

Outside, you will enjoy a well-maintained...

LOCAL TAXES

Taxe habitation:

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