

Charming Detached Home with Guest Accommodation in a Hamlet Setting



INFORMATION

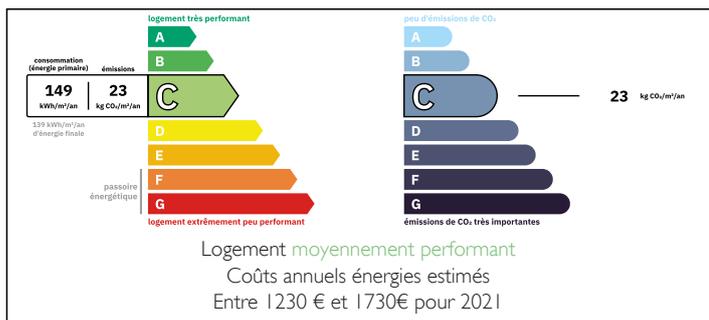
Town:	Villiers-le-Roux
Department:	Charente
Bed:	4
Bath:	2
Floor:	190 m ²
Plot Size:	5706 m ²



IN BRIEF

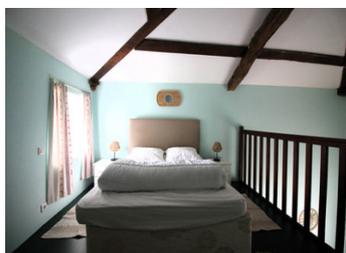
Situated within a quiet hamlet, this attractive detached home with attached garage stands on a 5,000 m² plot, complete with woodland. The principal accommodation is arranged entirely on one level, offering a bright open-plan kitchen and living space, three spacious bedrooms, a bathroom, separate shower room and two WCs. A self-contained guest annexe provides a kitchen, sitting room, shower room with WC and mezzanine bedroom, ideal for visitors or holiday letting. Just 7 minutes from Villefagnan and 15 minutes from Ruffec, with excellent road and rail links to major airports.

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

The main house also features a covered terrace, ideal for al fresco dining, which leads into the bright and airy lounge and kitchen area. The attached garage, accessible from the kitchen, presents an opportunity to extend the living space further. The property is fully double-glazed, with a new gas boiler powering the underfloor central heating system, complemented by a newly installed wood burner. The home boasts a good energy rating of C, reflecting its modern, efficient amenities.

The additional guest accommodation provides a private retreat for visitors, located approximately 30 metres from the main house. This charming stone-built unit includes a kitchen, a cosy lounge, a shower room with WC, and a mezzanine bedroom. An adjoining workshop offers the potential for further expansion, making this space as versatile as it is inviting.

LOCAL TAXES

Taxe habitation: EUR

Main Property

Ground floor - Kitchen / Dining room 56.16 M2

Ground floor - Entrance 14.11 M2

Ground floor - Toilet 1.97 M2

Ground floor - Bedroom 1 : 12.11 M2

Ground floor - Bedroom 2 : 15.01 M2

Ground floor - Bathroom : 8.28 M2

Ground floor - Bedroom 3 : 14.23 M2

Ground floor - Toilet 2 : 1.65 M2

Ground floor - Shower room : 5.13 M2

NOTES

Selling Points:

Spacious Single-Storey Living:

Private Guest Accommodation:

Expansive Enclosed Garden:

Energy Efficient:

Prime Location:

This beautifully maintained home is ideal for those seeking a peaceful lifestyle in a charming French countryside setting.