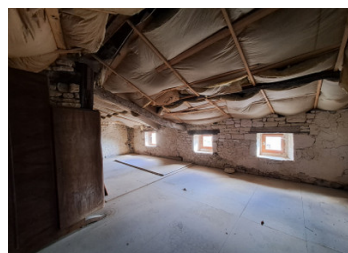


Charming village house with garden, additional land, and potential to create extra bedrooms in the attic.



INFORMATION

Town:	Longré
Department:	Charente
Bed:	2
Bath:	1
Floor:	84 m ²
Plot Size:	3726 m ²



IN BRIEF

This charming village house offers character, garden space, and additional land across the road, ideal for parking, a small orchard, or keeping chickens.

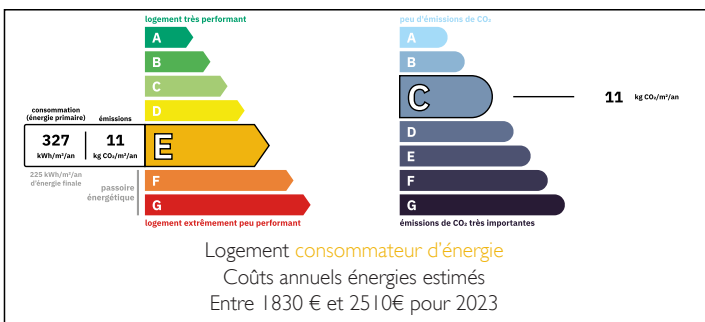
The property includes a kitchen, living room, office/bedroom, bathroom, and a ground-floor bedroom. Renovation has begun in the attic, making it possible to create two additional bedrooms, with more space available in the eaves.

The attached garden measures approximately 332 m² and is beautifully planted, while a further plot across the street adds useful outdoor space and small outbuildings.

Beyond the village, there is another plot of approximately 3,000 m² with trees.

Located in a quiet street in a small Charente village with a local restaurant within walking distance, this property is ideal as a holiday home or downsizer.

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

This little house in a peaceful Charente village combines traditional character with practical outdoor space. Perfect as a holiday home or downsizer, it provides potential to expand in the attic and make full use of the surrounding gardens and land.

Ground Floor

Kitchen (14.3 m²) – fitted units, entrance to the property.

Living room (20 m²) – fireplace insert and doors opening to the garden.

Bathroom (5 m²) – includes toilet and hot water boiler.

Office or bedroom (14 m²) – flexible space for work or sleep, you need to go through this room to go to the other bedroom.

Bedroom (16 m²) – wooden floor requires renovation.

Attic

Two bedrooms in progress, approximately 12 m² and 14 m², with additional space in the eaves for further storage or future expansion.

Garden and Land

- Attached garden – beautifully planted, includes the house footprint.

- Plot across the street – small outbuildings, ideal for parking, chickens, or a small orchard.

- Additional plot outside the village – approximately 3,000 m² with mature trees, offering peaceful rural surroundings.

Setting and Location

Located on a quiet street in a small Charente village, this property offers tranquility while being close to local amenities. A restaurant within walking distance adds to the convenience and charm of village life. The surrounding region is renowned for its countryside, relaxed lifestyle, and proximity to historic towns and the Atlantic coast.

LOCAL TAXES

Taxe foncière: **587 EUR**

Taxe habitation: **EUR**

NOTES