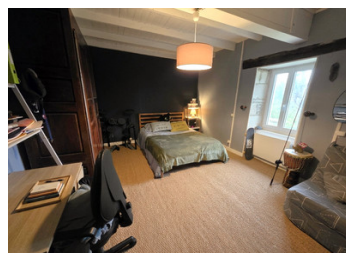
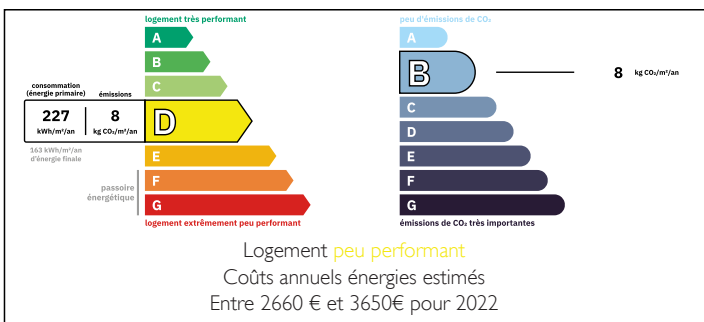


Charming Character Property - Just 5 Minutes from Ruffec

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Barro
Department:	Charente
Bed:	3
Bath:	1
Floor:	140 m ²
Plot Size:	2090 m ²

IN BRIEF

This charming property is situated in a privileged setting near Ruffec.

As soon as you pass through the iron gates, the 2,090 m² wooded grounds reveal a rare living environment. A terrace shaded by a magnificent magnolia tree and a perfectly integrated pool area allow you to take full advantage of the property's sunny exposure and the quiet of the area.

The interior features three bedrooms and an office, ideal for family life or remote work. The original character of the building has been preserved, creating an atmosphere that is both elegant and warm.

This property combines the prestige of a dominant position with immediate proximity to all essential amenities: shops, schools, and the train station. A rare find on the market, its striking views guarantee an immediate "coup de cœur."

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

Property Layout:

GROUND FLOOR:

- Fully equipped kitchen: 32m² with pellet stove.
- Living room: 28m² with wood-burning stove.
- Entrance hall: 3.4m².
- Bedroom 1: 14m² (fireplace potential).
- Bathroom: 6.43m² with heated towel rail.
- Laundry room/Utility: 2.38m².

FIRST FLOOR:

- Landing: 9m².
- Bedroom 2: 21.71m².
- Bedroom 3: 11.38m².
- Bedroom 4 / Office: 9.60m².

ATTIC:

Convertible loft space: 130m², offering significant potential for renovation and expansion.

OUTSIDE

The garden is a true haven for nature lovers, featuring a productive vegetable patch and a chicken coop already in place for those seeking a more authentic lifestyle. An above-ground pool is also included, perfect for children and adults alike.

Outbuildings & Technical Spaces:

A large barn offers multiple possibilities. Thanks to its various access points, it provides optimal organization for your storage needs:

Wood store: A dedicated dry area for firewood.

Motorized equipment bay: Ideal for a ride-on mower or garden machinery.

Workshop: A perfect space for tools and DIY projects.

LOCAL TAXES

Taxe habitation: EUR

NOTES