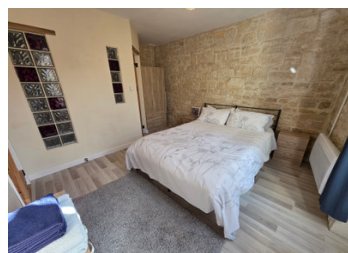


Charming 3-bedroom property with courtyard and terrace.



INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	418 m2

IN BRIEF

Located in a small village close to the amenities of Aigre, this home offers an ideal living environment—peaceful, practical, and perfect for everyday life.

On the ground floor, you will find a comfortable bedroom with its own shower room, ideal for guests or single-level living. The spacious, light-filled living room, open to the welcoming kitchen, invites you to enjoy pleasant moments with family or friends.

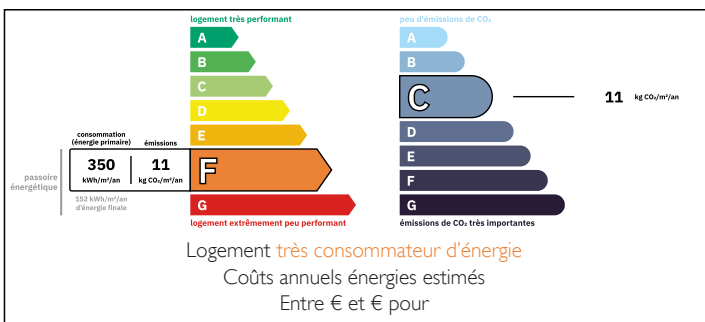
Outside, the fully enclosed gravel courtyard provides a secure space for children or pets, along with a terrace perfect for outdoor dining and relaxing on sunny days.

The house is equipped with a compliant septic system, ensuring modern comfort without any hassle.

The generous volumes and thoughtful layout allow you to make the most of every space while retaining the charm of the original architecture.

A true coup de cœur for anyone looking for a home

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 bright and perfectly maintained home offers a comfortable living environment, combining modern features with authentic charm in a warm "British cocoon" style.

It now presents a contemporary exterior, while preserving the character of exposed stone inside, creating a harmonious blend of period charm and modern comfort.

Designed for everyday living, the ground floor features an entrance with a utility/laundry area and WC, very practical for daily organization. The spacious living room, filled with natural light thanks to large bay windows, opens directly onto the outside. The traditional kitchen, well-sized, fully equipped and welcoming, is perfect for enjoying convivial moments.

A real asset: a ground-floor bedroom with its own shower room and WC, ideal for guests or single-level living.

Upstairs, the sleeping area has been thoughtfully optimized with two attic bedrooms with wooden flooring, each fitted with a Velux window providing lovely natural light, one of which has been converted from a former attic, along with a very attractive bathroom with WC.

Outside, you will enjoy a fully enclosed courtyard with a terrace area ideal for outdoor dining, as well as space to install a small swimming pool. A hangar completes the property, perfect for storage or tools.

Technical features:

- Electric heating
- Brand new roof on the first part of the house
- Roof redone approximately 10 years ago on the remaining part
- Recent septic tank (installed last year)
- Double glazing throughout

LOCAL TAXES

Taxe foncière: 472 EUR

NOTES