

Authentic 4-bedroom country home with original character, garden and outbuilding.



## INFORMATION

Town:	Benest
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1015 m2



## IN BRIEF

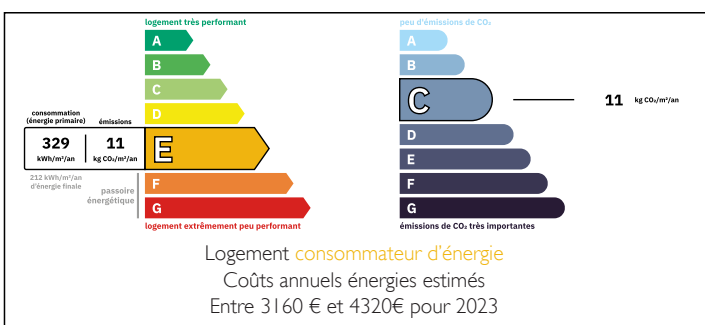
Do you love charming rustic country cottages with the beauty of exposed stone and beams? This delightful rural home has everything to win you over. Preserved from overly modern renovations, it has retained all its authenticity and character.

The kitchen is simple and welcoming, perfectly in keeping with the spirit of the house, while the wood-burning stove adds warmth and charm to the overall atmosphere. The bedrooms, located upstairs beneath the exposed beams, offer an unusual layout full of character.

Original in its design, the property is made up of two houses linked by a pleasant enclosed courtyard, creating an intimate and characterful setting.

Outside, the tree-lined and flower-filled garden enjoys a unique view over the valley, ideal for relaxing and making the most of the peaceful natural

## 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

The property consists of two adjoining houses, linked by a charming inner courtyard that creates a characterful and unique setting.

First house

Entrance: 6.63 m<sup>2</sup>

Bathroom with WC: 5.92 m<sup>2</sup>

Unfitted kitchen of 22 m<sup>2</sup> with a wood-burning stove

Upstairs:

Mezzanine / bedroom: 20 m<sup>2</sup>

Bedroom 2: 18 m<sup>2</sup>

Second house

Entrance: 6.80 m<sup>2</sup>

Living room: 31.24 m<sup>2</sup>

Upstairs:

Bedroom 3: 9.35 m<sup>2</sup>

Bedroom 4: 9 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

Outside

Outside, the property also benefits from a barn, as well as a pleasant enclosed garden with mature trees, ideal for enjoying the warmer months.

This country house has a very rustic style and retains the authenticity of old features, including exposed beams, stone flooring and wooden floors. However, it would require updating and comfort improvements for year-round living, particularly during the winter months.

Its appeal lies mainly in its simple, authentic atmosphere, its unusual layout with two separate living spaces, and its peaceful countryside setting, making it ideal for lovers of nature, tranquillity, and traditional holiday homes.

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: **850 EUR**

Taxe habitation: **EUR**

## NOTES