

Contemporary home with original features, covered terrace, double garage and enclosed garden.



## INFORMATION

Town:	Laprade
Department:	Charente
Bed:	3
Bath:	1
Floor:	112 m <sup>2</sup>
Plot Size:	1176 m <sup>2</sup>



## IN BRIEF

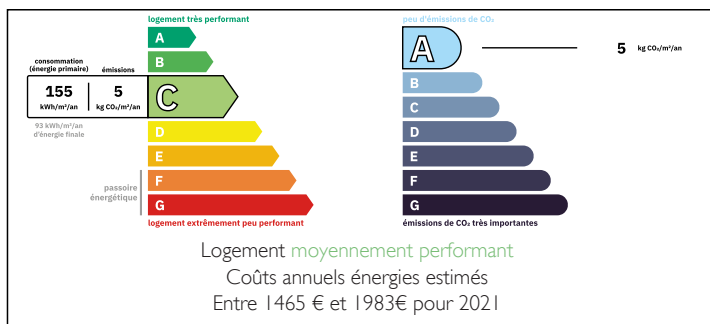
Nestled in a small residential development in a peaceful rural village, this contemporary 112 m<sup>2</sup> home combines modern comfort with quality craftsmanship.

A gate opens onto a gravel driveway leading to the house and a large detached 40 m<sup>2</sup> double garage.

On the ground floor, an entrance hall leads into a bright and welcoming living room featuring exposed beams, a wood-burning stove, and French doors opening onto the covered terrace. Beautiful woodwork adds warmth and character, while the 30 m<sup>2</sup> covered terrace provides the perfect space for outdoor dining and relaxation.

The open-plan kitchen is unfitted, offering the opportunity to design and install a kitchen to suit your own style and needs. Also on the ground floor are two spacious bedrooms, a large shower room, a

## 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

### Ground Floor

Entrance Hall – 2 m<sup>2</sup>, tiled floor.

Living Room – 29 m<sup>2</sup>, tiled floor, wood-burning stove, exposed beams, open-plan kitchen, handcrafted staircase leading to the mezzanine, and French doors opening onto the terrace.

Utility Room – 6.2 m<sup>2</sup>, tiled floor, electrical consumer unit and laundry area.

Separate WC – 1.33 m<sup>2</sup>, tiled floor.

Bedroom 1 – 11.76 m<sup>2</sup>, wooden floor, exposed beams and built-in wardrobes.

Bedroom 2 – 11.72 m<sup>2</sup>, wooden floor, exposed beams and built-in wardrobes.

Shower Room – 6.2 m<sup>2</sup>, tiled floor with a walk-in shower.

### First Floor

Mezzanine – 23 m<sup>2</sup>, wooden floor and exposed beams, ideal as a home office, reading area or additional bedroom.

Bedroom – 16 m<sup>2</sup> with an en-suite WC and washbasin.

### Outside

Covered, tiled terrace – 30 m<sup>2</sup>, featuring a traditional handcrafted timber frame.

Detached double garage – 40 m<sup>2</sup>, ideal as a workshop, garage or additional storage.

The property is located just 2 km from Aubeterre-sur-Dronne, one of France's Most Beautiful Villages, offering a range of amenities including bars, restaurants, a supermarket, a pharmacy, a bank and a popular riverside beach.

Built with exceptional care using high-quality materials, this home offers a comfortable and welcoming living environment. Whether you are looking for a family home, a peaceful retirement property or a low-maintenance holiday home, it is ready to move into and enjoy.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES