

## Elegant 6 Bedroom Character Village House with Enclosed Garden and Development Potential near Montmoreau



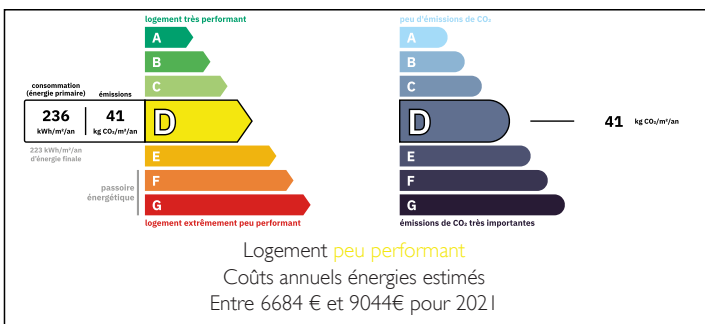
## INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	6
Bath:	3
Floor:	293 m <sup>2</sup>
Plot Size:	808 m <sup>2</sup>

## IN BRIEF

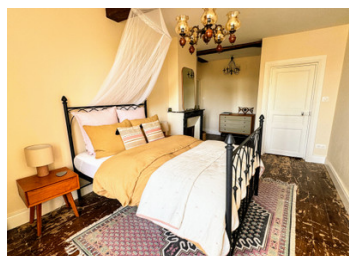
The village itself enjoys the convenience of a bakery and restaurant within walking distance and offers an active and welcoming community with yoga and Pilates classes, free French lessons, a book club and a popular microbrewery. During the summer months, the vibrant Friday morning market comes alive with live music, creating a wonderful village atmosphere. Nature lovers can step straight from the front door onto beautiful walking routes through the surrounding countryside. The town of Montmoreau is just 15 minutes away for everyday amenities and its railway station, while Angoulême, with its TGV station offering fast rail links to Paris and Bordeaux, can be reached in around 40 minutes. Furthermore, the village of Aubeterre-sur-Dronne, listed as one of the Most Beautiful Villages in France, is less than 20 minutes away. It captivates visitors with its exceptional charm and...

## 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

Occupying a prime position in a charming village with a bakery and restaurant, this elegant six-bedroom home combines generous living accommodation with authentic character and exciting potential. Beautifully restored while retaining its original charm, the property offers flexible living spaces, enclosed gardens and scope for further development, making it equally suited as a substantial family home or bed and breakfast.

Stepping through the front door, the impressive ENTRANCE HALL (14.5 m<sup>2</sup>) immediately sets the tone for the property, showcasing period features and providing access to the principal reception rooms.

The magnificent LARGE SITTING/DINING ROOM (44 m<sup>2</sup>) is the heart of the home, offering an exceptional entertaining space with character features and an abundance of natural light.

The KITCHEN (25.5 m<sup>2</sup>) has been sympathetically restored, blending rustic charm with modern practicality, creating a warm and welcoming space for family meals.

A comfortable SITTING ROOM (17.5 m<sup>2</sup>) provides a cosy retreat, while the adjoining LIBRARY / OFFICE (13 m<sup>2</sup>) offers flexibility as a home office, reading room or additional reception room.

A convenient CLOAKROOM completes the ground floor accommodation.

The first floor offers six well-proportioned bedrooms comprising  
BEDROOM ONE the master suite (24 m<sup>2</sup>), with an en suite shower room  
BEDROOM TWO (20.2m<sup>2</sup>) with direct access to the family bathroom  
BEDROOM THREE (15.3m<sup>2</sup>),  
BEDROOM FOUR (13.6m<sup>2</sup>), with an en suite SHOWER ROOM (8.5 m<sup>2</sup>),  
BEDROOM FIVE (11m<sup>2</sup>)  
BEDROOM SIX (13.2m<sup>2</sup>),  
FAMILY BATHROOM with bath, shower, double basin unit and heated towel rail

## LOCAL TAXES

Taxe foncière: **2578 EUR**

## NOTES