

Perched above the charming village of Condac, this delightful property enjoys a peaceful setting



INFORMATION

Town:	Condac
Department:	Charente
Bed:	7
Bath:	2
Floor:	372 m2
Plot Size:	3570 m2



IN BRIEF

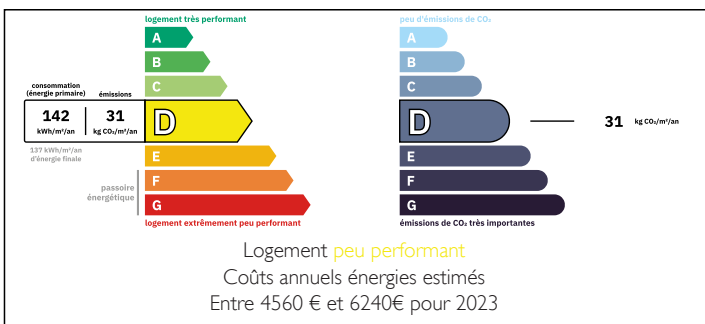
Perched above the charming village of Condac, this delightful property enjoys a peaceful setting with stunning open views over the surrounding countryside. An ideal location for those seeking tranquillity while remaining just a few minutes from the amenities of Ruffec.

Offering 12 rooms, including 6 bedrooms, the house provides generous living space with plenty of flexibility to suit your lifestyle. The second part of the property offers excellent potential to be reconfigured into additional living areas, a home office, a games room or a spacious master suite.

Outside, you can enjoy a lovely terrace overlooking the village, a private swimming pool, and a garage.

A charming home with spacious accommodation and exciting potential, perfect for buyers looking for comfort, character and a peaceful setting.

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.



LOCAL TAXES

Taxe foncière: 2791 EUR

NOTES

DESCRIPTION

House comprises:

GROUND FLOOR

Entrance Hall: 10.76 m²

To the right:

Open-plan Living Room / Kitchen with wood-burning insert fireplace: 25 m²
WC: 1.80 m²

To the left:

Living Room: 55 m² with wood-burning insert fireplace, insulated floor, electric roller shutter
Landing: 4.43 m²
Utility Room: 6 m²
Office / Linen Room: 13.71 m²
Bedroom 1: 18 m²

FIRST FLOOR

Living Room: 25 m²
WC: 1.80 m²
Bedroom 2: 14 m²
Bathroom: 3.90 m²
Hallway leading to the bedrooms: 11.80 m²

The internal partition walls provide great flexibility, making it easy to reconfigure the layout of the bedrooms to suit your needs.

Bedroom 3: 13.56 m²
Bedroom 4: 11 m²
Bedroom 5: 10 m²
Bedroom 6: 11.92 m²

SECOND FLOOR

Converted attic level
The internal non-load-bearing partition walls offer excellent potential for reconfiguring the space.