

Spacious 3 bedroom house with garage set in a peaceful location with large private garden



INFORMATION

Town:	Courpignac
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	2456 m2

IN BRIEF

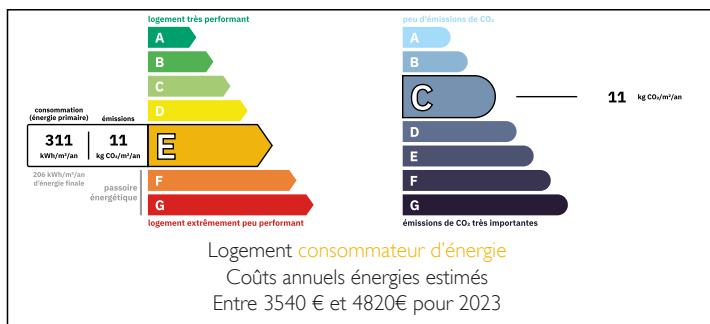
Tucked away in a peaceful, leafy setting near Mirambeau, this charming Charente-style home offers the perfect opportunity to embrace the French countryside lifestyle.

With around 155 m² of living space, original stone walls, beams and fireplaces, the house is full of character and authenticity, while offering plenty of scope for the new owners to modernise and make it their own.

Outside, the 2,456 m² enclosed garden, with mature fruit trees, is made for long summer lunches, relaxing afternoons and enjoying the peace and privacy of rural life. A 33 m² orangery, garage and additional outbuildings provide exciting potential for further projects.

A genuine French country home with space, character and potential — peaceful and private, yet

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.



LOCAL TAXES

Taxe foncière: 567 EUR

NOTES

DESCRIPTION

This charming property offers generous living space, traditional features and a wonderful opportunity to create a comfortable family home or relaxing French holiday retreat. The house is in need of updating throughout, but the underlying space, character and setting provide an excellent foundation for a future transformation.

The ground floor includes an entrance hall leading to a 32 m² living room with fireplace and direct access to a large terrace. The 17 m² fitted kitchen, with indoor grill, pantry and access to a second terrace, provides plenty of space for family meals and entertaining.

Also on this level is a generous 18 m² bedroom, with fireplace insert, dressing room/office, bathroom and separate WC.

Upstairs, a spacious landing leads to two further bedrooms of 24 m² and 14 m², a shower room, WC and storage, offering plenty of space for family and guests.

Outside, the 2,456 m² enclosed garden, with mature fruit trees, provides a peaceful and private setting. The adjoining outbuildings — including a 33 m² orangery, garage, lean-to and garden shed — add further potential for renovation, storage, hobbies or additional accommodation, subject to the necessary permissions.

With its generous rooms, traditional character and lovely garden, this is a property with plenty of potential. With some updating and modernisation, it could become a wonderful family home or an idyllic base for holidays in the French countryside.

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