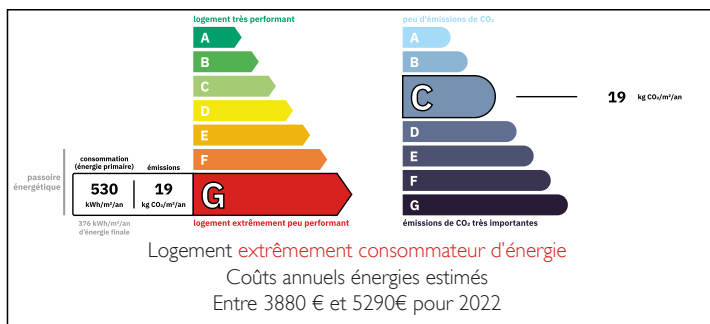


3-Bedroom Village house full of character and quirkiness . 2 courtyard gardens . Double glazed . 12km Rouillac

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Siecq
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	320 m2

IN BRIEF

Charming and unusual three-bedroom French village house over three levels, with a restaurant and boulangerie just steps away. Full of original character and quirky details, it combines authentic features with recent improvements including updated electrics, septic tank, new roof and modern double glazing.

The 26m² kitchen/dining room has a wood-burning stove, exposed stone and large sliding doors opening onto a private courtyard, with an adjoining 8m² bathroom. Two bedrooms (11m² and 14m²) and a separate WC are on the first floor, while a further level offers a cosy vaulted living room and third bedroom overlooking the courtyard.

Outside are two charming courtyards, one partly covered and private, plus a small dépendance, covered area and well. A vaulted cellar provides wine storage.

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.



NOTES

DESCRIPTION

This charming and unusual three-bedroom house, arranged over three levels, is situated in the heart of a lively village with a restaurant and boulangerie 2 steps away. Full of original character, quirky details and authentic French charm, this is a property that will appeal to those looking for something a little different from the usual village house.

The current owners have carefully retained and enhanced the original features, including fireplaces, exposed stone, traditional tomette floor tiles and original parquet flooring. At the same time, important improvements have been carried out, including updated electrics, septic tank, a new roof and tasteful modern double glazing.

The heart of the home is the 26m² kitchen and dining room, a welcoming space with a wood-burning stove, exposed stonework and direct access through large sliding doors to one of the property's lovely courtyards. The adjoining 8m² bathroom includes a bath and WC.

An original staircase leads to the first floor, where there are two bedrooms of approximately 11m² and 14m², together with a separate WC. A further small staircase leads to the intermediate level, where you will find a cosy living room with a vaulted ceiling and a third bedroom overlooking the courtyard. The living room also has direct access outside.

The property also has a grenier, currently used as an additional bedroom, although some works would be required to complete and finish this space.

Outside, the property is particularly appealing. There are two courtyard gardens, including a beautifully private courtyard which is...