LEGGETT IMMOBILIER INTERNATIONAL

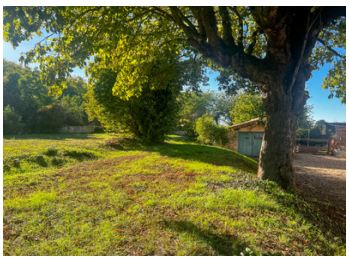
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Ref: A48420CGL16 Price: 177 120 EUR

agency fees included: 8 % TTC to be paid by the buyer (164 000 EUR without fees)

Charming stone house. 5 bedrooms. Heated swimming pool. Enclosed garden. Garage. Single-storey living possib















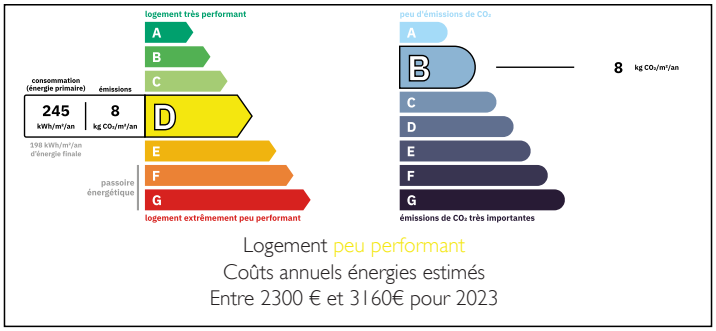
INFORMATION

Town:	Saint-Front
Department:	Charente
Bed:	5
Bath:	2
Floor:	159 m2
Plot Size:	1433 m2

IN BRIEF

Charming renovated character home with heated pool. Nestled in a peaceful Charente hamlet, this beautifully maintained stone house enjoys complete privacy and a fully enclosed garden. The property offers flexible accommodation with two ground-floor bedrooms and a shower room, making single-level living possible. A spacious living/dining room with a wood-burning stove creates a warm atmosphere, while upstairs are three further bedrooms and a second shower room. Outside, enjoy the attractive garden, a well-positioned heated swimming pool and the shade of a magnificent horse chestnut tree. Full of character, the house retains exposed beams, traditional tiled floors and wooden floorboards. A convertible attic, garage and garden shed provide useful additional space and future potential. Ideal as a family home or holiday retreat, just 5 km from amenities, 9 km from Mansle and 30 km from Angoulême. Perfect for entertaining...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2300 € et 3160€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**900 EUR**
Taxe habitation:	**800 EUR**

NOTES

DESCRIPTION

Beautiful Renovated Character Home with Heated Pool and Complete Privacy

Tucked away in a peaceful Charente hamlet, this charming stone property effortlessly combines authentic character with modern comfort. Carefully renovated and lovingly maintained, it offers an exceptional lifestyle in a private setting, surrounded by fully enclosed grounds and enjoying complete privacy.

From the moment you step inside, the house impresses with its warm and welcoming atmosphere. Original features such as traditional tiled floors, wooden floorboards and period details blend beautifully with practical modern living. The flexible layout includes two bedrooms and a shower room on the ground floor, making single-level living an attractive option.

At the heart of the home is a spacious 34 m² living and dining room with a wood-burning stove, perfect for cosy winter evenings and entertaining family and friends. The fully fitted kitchen is both practical and inviting.

Upstairs, three further bedrooms and a second shower room provide comfortable accommodation for family members or guests, making this property equally suited as a permanent residence, holiday home or boutique bed and breakfast venture.

Outside, the lifestyle on offer is truly appealing. The delightful enclosed garden features a heated swimming pool, ideal for long summer days, while a magnificent horse chestnut tree provides welcome shade and creates a picturesque focal point. A large convertible attic, garage, cellar and garden shed offer additional space and exciting potential for future development.

Key Features
Beautifully renovated character stone house