

This charming stone longère combines authentic character with comfortable living in the heart of the Charente



INFORMATION

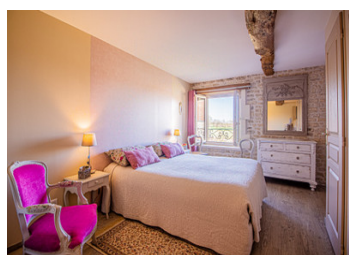
Town:	Ranville-Breuillaud
Department:	Charente
Bed:	3
Bath:	4
Floor:	180 m2
Plot Size:	1169 m2

IN BRIEF

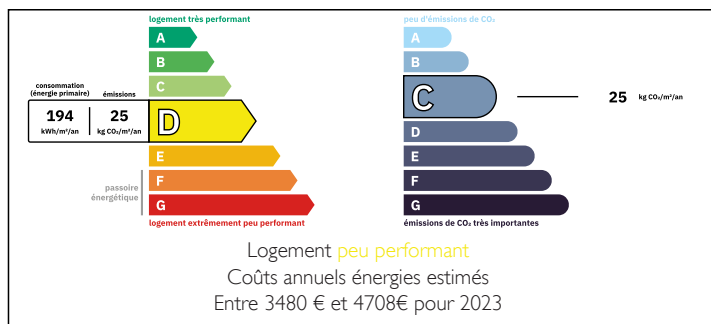
Set in a charming village in the peaceful Charente countryside, this attractive stone longère combines authentic character with comfortable living.

The house offers generous accommodation, including two welcoming reception rooms, a fitted kitchen, and a ground-floor shower room. Upstairs are three spacious bedrooms, each benefiting from its own private shower room or bathroom, providing comfort and privacy for family and guests.

The practical layout and abundance of character make this property suitable as a family home, holiday retreat, or guest accommodation project, while still offering scope for future owners to personalise it to their own taste.

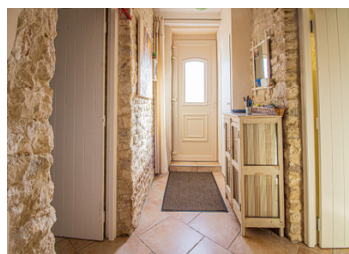


ENERGY - DPE



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: 1100 EUR

NOTES

DESCRIPTION

Situated in a pleasant village in the heart of the Charente countryside, around 30 minutes from Ruffec and 40 minutes from Angoulême, this attractive stone longère offers generous accommodation, plenty of character and a welcoming atmosphere.

The property combines traditional features with comfortable living spaces, creating a home that is equally suited to permanent residence or holidays in rural France.

Ground Floor

The first living room is centred around a wood-burning stove, providing a warm and inviting space to relax.

The fitted kitchen offers a practical layout with ample room for everyday cooking and family meals. A second, larger reception room opens directly onto the rear garden, creating a bright and versatile living area ideal for entertaining or enjoying the peaceful surroundings.

A shower room with WC completes the ground floor.

First Floor

Upstairs are three comfortable bedrooms.

Each bedroom benefits from its own private shower room or bathroom, offering a high level of comfort and privacy for family members or visiting guests.

The property benefits from gas central heating, providing comfortable heating throughout the house.

Outside

The property benefits from both a front garden and a rear garden, providing different outdoor spaces to enjoy throughout the day. The gardens offer a pleasant setting with space for relaxation, outdoor dining or gardening.

A useful garage/workshop provides valuable additional space for storage, hobbies or practical