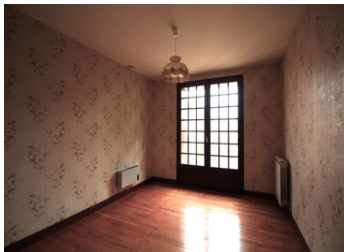


Charming 5-bedroom stone house with garage and garden. Set in a village.



INFORMATION

Town:	Bessé
Department:	Charente
Bed:	5
Bath:	2
Floor:	186 m2
Plot Size:	565 m2



IN BRIEF

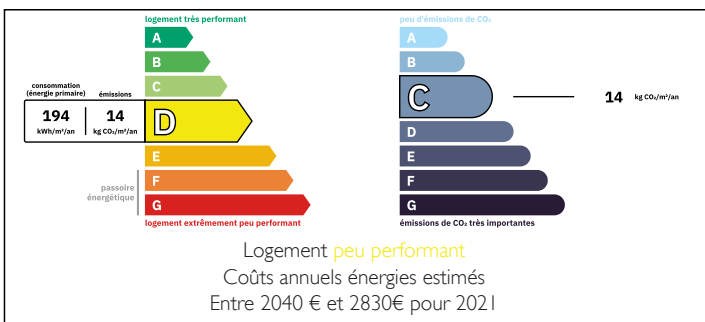
This charming 5-bedroom house offers a unique opportunity for those seeking a spacious family home with room to customise and make it their own, offering the perfect balance between peaceful village living and easy access to amenities and services.

Ground Floor:

As you step into the entrance hall, you'll appreciate the character and possibilities that this home presents. On this level, you'll find two bedrooms, perfect for accommodating guests or transforming into a home office or studio. A well-appointed shower room and a separate WC, which add convenience and functionality to this floor.

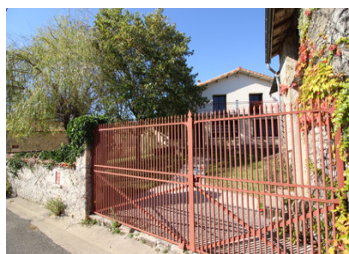
The heart of the home is the kitchen, A spacious living room, ideal for family gatherings, and a separate dining room for more formal occasions. There's a small living room with a charming fireplace/insert fire, perfect for warming up during

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 habitation: EUR

NOTES

DESCRIPTION

Upstairs:

Ascending the stairs, you'll find a bright landing area leading to three bedrooms, two of which feature a shared balcony where you can enjoy your morning coffee while overlooking the serene surroundings. Additionally, there are two attic rooms that offer a blank canvas for expansion and customization according to your vision.

Outdoor Oasis:

Step outside onto the terrace, where you can dine alfresco and bask in the sun while taking in the peaceful ambiance of the garden. A detached garage with an old room provides ample storage space and potential for additional living quarters. The garage also houses a kitchen, an oil boiler, an oil tank, and a heat pump, offering a range of possibilities for this versatile space.

Renovation Opportunity:

While this house is brimming with potential, it does require a refresh to truly shine. Updating the electrics, kitchen, and bathroom will allow you to tailor this home to your exact specifications. A new fosse system will ensure modern sanitation standards are met, enhancing the overall value and convenience of the house.

Location:

This house is ideally located in the centre of a quiet village, between Aigre and the market town of Ruffec which is only 12 km away, with its amenities and services, such as: 4 supermarkets, open air market, veterinary service, train stations, high-speed train links and public transport, private and public schools, a hospital, sport facilities, the river "Charente" for canoeing / kayaking and of course much more.

Information about risks to which this property is exposed...