

Ref: A24011TRE16

Price: 130 800 EUR

agency fees to be paid by the seller

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







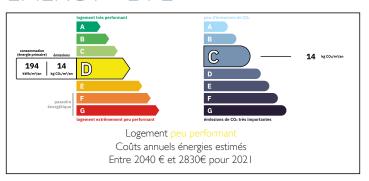








## **FNFRGY - DPF**



# INFORMATION

Town: Bessé

Department: Charente

Bed: 5

2 Bath:

Floor: 186 m<sup>2</sup>

Plot Size: 565 m<sup>2</sup>

## 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

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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# 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.

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