

Spacious stone house with lots of character, 2 bed, 2 bath, attached barn and private gardens in hamlet.



INFORMATION

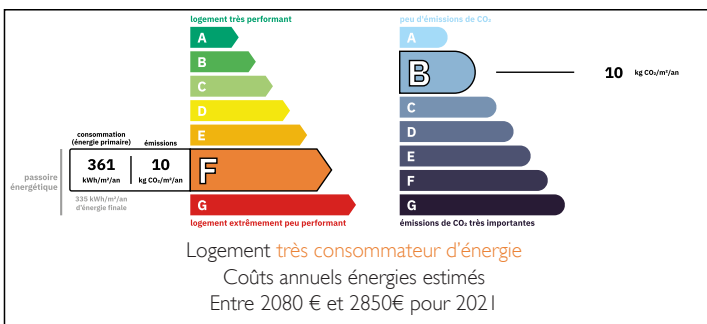
Town:	Bellon
Department:	Charente
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	1718 m2



IN BRIEF

7 km from the picturesque village of Aubeterre sur Dronne, which is classed as one of France's prettiest villages. 9 km from the market town of Chalais which has all the amenities and a train station with TGV links, and 5 km from Montboyer which has bakers and a well - reputed restaurant.

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.



DESCRIPTION

Semi-Detached Stone House with Attached Barn and Private Gardens

A gate leads through the charming private garden to the front door.

ENTRANCE HALL (15.9m²)

A spacious hallway with plenty of room for coats and shoes. An oak staircase leads to the first floor. The sitting room is on the right, while the kitchen and bathroom are on the left.

SITTING ROOM (34.8m²)

A dual-aspect room with an attractive chimney and original wooden floor.

KITCHEN/DINING ROOM (26.5m²)

Featuring a chimney and a large Godin wood-burning stove. The kitchen is fully equipped with storage cupboards, a dishwasher, fridge/freezer, and cooker. A door leads into the attached barn where a section of the floor has been raised and concreted, ready for conversion into a future project such as a bedroom, hobby room, or games room.

UTILITY AREA (6.4m²)

With a sink, plumbing for a washing machine, and additional storage.

BATHROOM (15m²)

Located on the ground floor, this bathroom includes a WC, bidet, hand basin, and shower. A staircase leads to a spacious mezzanine area with a bath.

LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: 500 EUR

NOTES

FIRST FLOOR

BEDROOM 1 (16.3m²)

A bright room with both a window and a Velux-style window, complete with a WALK-IN DRESSING ROOM (4.3m²).

BEDROOM 2 (11.4m²)

SHOWER ROOM

Featuring a basin, shower, and WC.

A small door leads to the **BOARDED ATTIC SPACE**, ideal for storage.

GARDENS

The property includes a parking area and a "cottage"-style garden with a covered outdoor sitting