

Exquisite 3-Bedroom Village Home – Impeccably Renovated with Stylish Interiors

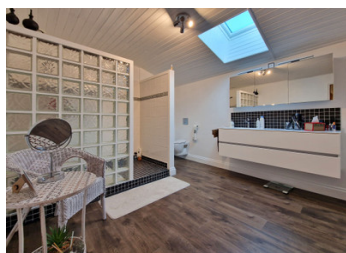


INFORMATION

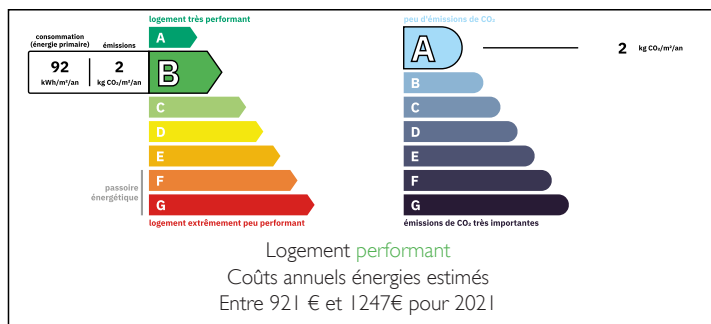
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	3
Bath:	1
Floor:	157 m2
Plot Size:	409 m2

IN BRIEF

This exceptional home is perfectly positioned in the heart of the charming village of Saint Maurice des Lions. Offering the ultimate convenience, it's just a short stroll to all your daily essentials, including a bakery, butcher, hairdresser, grocery store, post office, library, and a delightful village restaurant. Only 6 km away lies the beautiful riverside town of Confolens, known for its historic charm and wider array of amenities, including larger shops, a hospital, cinema, and public swimming pool. For those who travel, Limoges Airport is conveniently located just a 40-minute drive away, providing easy access to international connections. This property's blend of village living and proximity to key facilities makes it a rare and desirable find.



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:	1054 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

GROUND FLOOR:

A welcoming entrance hall/dining room (35.3m²), provides a versatile space that could be used as a dining room.

The impressive double-height living room (35.2m²) features stunning exposed timbers, a pointed stone wall, and two large patio doors that open onto a sunny 36m² decked terrace—perfect for indoor-outdoor living.

A new, high-quality kitchen (11.8m²) boasts energy-efficient integrated appliances, designed for modern convenience.

Additional rooms include a garden tool store room and a separate WC (1.41m²).

FIRST FLOOR:

Bedroom 1 (11.52m²) comes with an attached room (11m²) with a sloped ceiling, ideal as an office, nursery or cozy retreat, plus a private dressing room (5.9m²).

Bedroom 2 (14.37m²)

Bedroom 3 (10m²)

Dressing room (8.4m²) could also be used as a nursery, or study.

The spacious bathroom (11.52m²) is equipped with a walk-in shower, a large sink unit, and a WC, combining practicality and style.

GARAGE:

The garage can also be accessed integrally from the ground floor hallway and includes a purpose electric car charge charging point, electric garage door and a utility area with sink.

GARDEN:

The property boasts an easy-to-maintain attached garden, thoughtfully designed for both relaxation and practicality. Highlights include a majestic kiwi tree, offering cool shade in the summer and a plentiful harvest of fruit in the autumn and a walnut tree, adding charm and seasonal bounty to the garden. A decked terrace (36m²) featuring a built-in bench, perfect for alfresco dining, entertaining, or simply