

Beautifully renovated home with original features, en-suites, landscaped garden and convertible loft

EXCLUSIVE



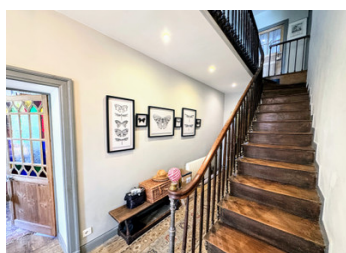
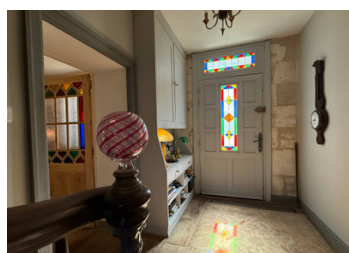
INFORMATION

Town:	Palluaud
Department:	Charente
Bed:	3
Bath:	3
Floor:	137 m2
Plot Size:	603 m2

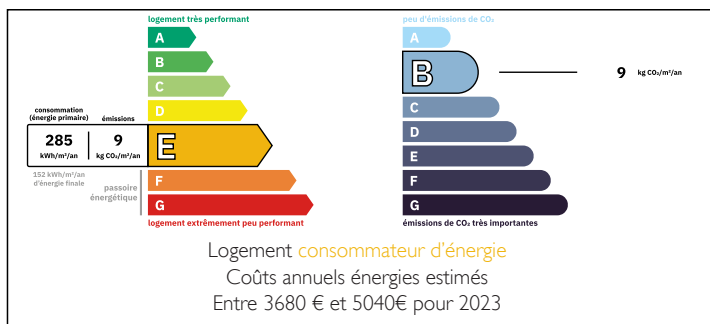
IN BRIEF

Located in the peaceful village of Palluaud, this spacious and character-filled home is just 20 minutes from the popular market town of Villebois-Lavalette and 20 minutes from Ribérac. The nearby village of Saint-Séverin is only a 7-minute drive and offers a boulangerie, pharmacy, supermarket, and restaurants. Palluaud itself also has a restaurant and a post office.

The property offers flexible family accommodation with three en-suite bedrooms, original features throughout, a beautifully landscaped garden, full double glazing, and a large loft ready for conversion. There's also a large detached workshop/garage with upstairs space, ideal for development into a guest house or gîte.



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: 1563 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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Ground Floor

Entrance Hall – A stunning welcome with original wood flooring, hand-crafted stained-glass front door, spot lighting, and the original staircase. Stained-glass interior doors lead to both reception rooms.

Reception Room 1 (17.02m²) – (3.7m x 4.6m) Featuring original wooden floors, a fireplace with wood burner, dual-aspect windows, ceiling rose, and original features. Leads through to the dining room.

Dining Room (20.7m²) – (4.6m x 4.5m) Light-filled with dual-aspect windows, ceiling rose, and original wood flooring.

Reception Room 2 (18.99m²) – (4.5m x 4.22m) Wood burner with attractive chimney, wooden flooring, with access to the W.C. Utility Room, Kitchen, and Storage Corridor.

W.C./Utility Room (4.08m²) – (1.7m x 2.4m) Accessed via Reception Room 2. Includes sink, heated towel rail, plumbing for a washing machine and space for a tumble dryer.

Storage Corridor – Access to the rear garden; currently being used for storage and easily accessible firewood. Equipped with electricity and lighting.

Kitchen (18.45m²) – (4.5m x 4.1m) Original wooden flooring, composite worktops, gas hob, extractor fan, integrated appliances, oven and grill, stainless-steel sink, spot and under-unit lighting, with views over the rear garden. Accessed via Reception Room 2 or