

Authentic stone farmhouse with swimming pool and large garden

EXCLUSIVE



INFORMATION

Town:	Couture
Department:	Charente
Bed:	3
Bath:	1
Floor:	132 m2
Plot Size:	4521 m2

IN BRIEF

In a peaceful and green hamlet, discover this charming 120 m² stone farmhouse.

It captivates with its authentic character: exposed beams, stone walls, and a warm, welcoming atmosphere.

The house features three simple and comfortable bedrooms, perfect for hosting family and friends.

The atmosphere is soft and serene, with gentle, filtered light creating a true cozy feel.

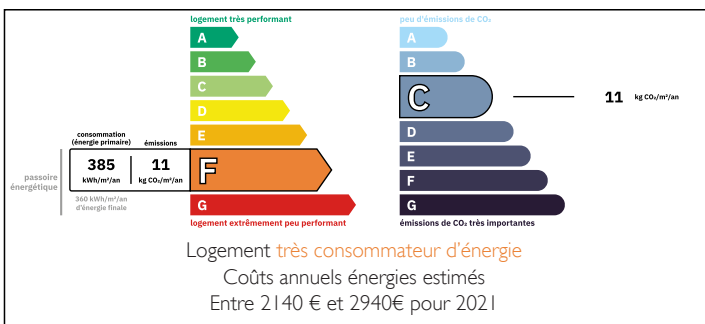
Outside, you'll enjoy a beautiful 5,334 m² flower-filled garden — a rare space to breathe, unwind, and above all, a large swimming pool, ideal for making the most of sunny days in complete peace.

The outbuildings offer great potential: storage, workshop, or creative space.

Altogether, this is a pleasant, quiet place to live, full of charm and possibilities.

It's a home for those seeking character, space, and serenity.

ENERGY - DPE



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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.



DESCRIPTION

This house is composed as follows:

- Entrance / Kitchen: 29-50 m² (Wood stove)
- Living room: 19-08 m²
- WC: 1-29 m²
- Lounge (currently bedroom): 27-14 m² (Wood stove)
- Workshop and billiard area: 31-53 m²
- Laundry room / Room to renovate: 20-84 m²
- Workshop: 16-64 m²

UPSTAIRS

- Bathroom + WC: 8-04 m²
- Bedroom 1: 9 m²
- Bedroom 2: 14-2 m²
- Bedroom 3: 9-56 m² + Dressing room 4 m²

OUTSIDE

Flowered terrace in front of the house, enclosed with an iron gate
Tree-lined and flowered land of 5,334 m²
Swimming pool 12 x 5 m (chlorine and salt treatment)
Caravan (children's room) sold with the house if price is right
Covered terrace: 10 m²
Beautiful barn

Fiber optic internet
Septic tank
Heating: 3 wood stoves and well-insulated walls
Insulated roof
Property tax: €1,748

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES