

*** UNDER OFFER*** 3 bed Character Charentaise Stone House with Outbuildings and Scope for Further Improvement



INFORMATION

Town:	Yviers
Department:	Charente
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	3467 m2

IN BRIEF

While a considerable amount of work has already been done, the property would benefit from further improvements, allowing the next owners to complete and personalise it to their tastes.

Location:

Just 8 minutes from the market town of Chalais with all services

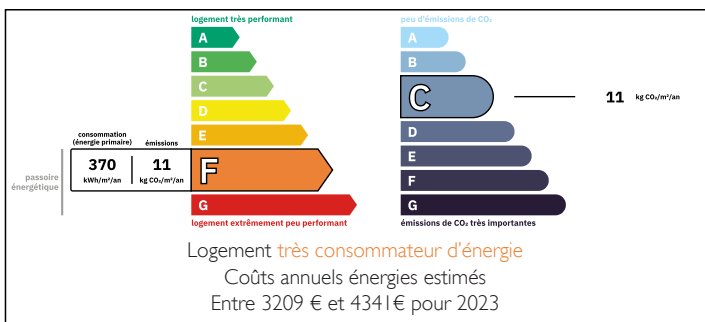
Approx. 40 minutes to the TGV station in Angoulême (Paris/Bordeaux connections)

Around 1 hr 30 mins to Bergerac, Bordeaux, and Limoges airports

This is a fantastic opportunity to acquire a home with authentic charm, solid foundations, and the chance to add value through continued renovation.



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

Set in 3,467 m² of grounds, this traditional Charentaise stone house offers a wonderful blend of character features and modernised comforts, with further potential for finishing and enhancing throughout.

The property comprises a spacious principal bedroom with an en-suite Jack and Jill shower room and WC, along with two additional bedrooms and a generously sized, contemporary family bathroom.

The 37 m² kitchen/dining is both bright and welcoming, with a wood burner nestled in a beautiful original stone fireplace and traditional tiled flooring, creating a warm, farmhouse atmosphere. A 35 m² sitting room, also with a wood burner, provides a cosy yet spacious living space.

LOCAL TAXES

Taxe foncière: 996 EUR

Taxe habitation: 670 EUR

NOTES

Ground floor:

Entrance hall (20.72 m²)

Sitting room (35.22 m²)

Kitchen/dining room (37.15 m²)

First floor:

Landing (21.93 m²)

Master bedroom (24.76 m²) with en-suite shower room/WC (7.72 m²)

Bedroom 2 (12.29 m²)

Bedroom 3 (11.97 m²)

Modern family bathroom/WC (20.96 m²)

Outbuildings and Extras:

Two barns (69.98 m² & 65.09 m²)

Mezzanine (27.43 m²)

Garage (30 m²)

Hangar (84 m²)

The outbuildings offer excellent storage or conversion potential, ideal for workshops, hobby spaces, or future gîte accommodation (subject to permissions).