

Effortless holiday living in the perfect location – a low-maintenance family home with pool and dining terrace

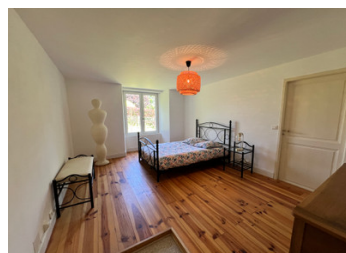
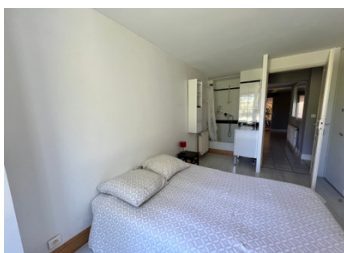


INFORMATION

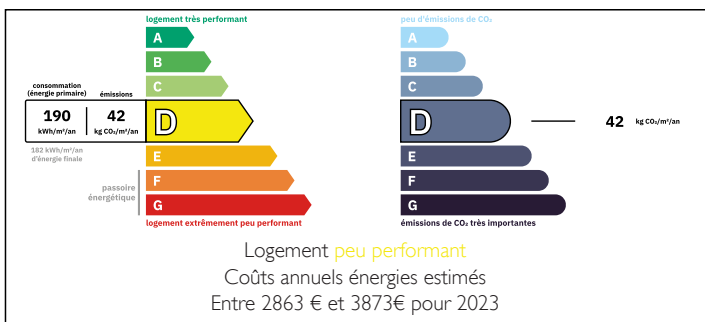
Town:	Ronsenac
Department:	Charente
Bed:	6
Bath:	2
Floor:	186 m2
Plot Size:	1297 m2

IN BRIEF

This beautifully renovated barn offers four bedrooms, two versatile rooms, a study, garage, utility space, and a stunning swimming pool with terrace and outdoor kitchen. Located in a peaceful hamlet, just 10 minutes from a local town with schools and amenities, and 30 minutes from Angoulême.

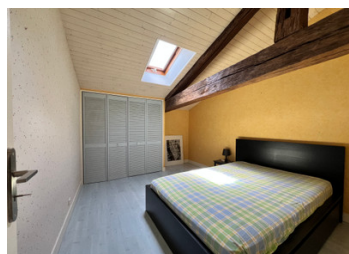


ENERGY - DPE



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

This truly impressive property, a beautifully renovated barn, offers large, bright rooms that are perfect for entertaining family and friends.

Full of character, it was constructed within the last 30 years, the layout feels logical and thoughtfully designed.

The utility room (9.8m²) comes with a sink and a sliding door that leads directly into the garden. The garage (19.77m²) provides convenient access to the house, perfect for bad weather. The study (11.69m²), located on the ground floor, is a bright and separate space, ideal for anyone working from home.

There are two ground-floor bedrooms (8.58m² and 16.4m²), both with independent access to washing facilities. The ground-floor bathroom (12m²) is equipped with a luxurious corner bath and a shower unit.

The open-plan living room/dining room (49m²) and kitchen (10m²) area creates a fantastic space for family living and entertaining, leading directly onto a terrace with an outdoor kitchen preparation area, facing the pool.

Upstairs, a large hallway, currently with a section used as a child's play area, could be easily adapted for other purposes, including an additional office space. This hallway leads to a bathroom (3.8m²), two bedrooms (12.5m² & 12.35m²), and a separate WC. On the opposite side of the hallway, there are two renovated loft areas: 9.3m² (28m² floor dimensions) & 11.9m² (32m² floor dimensions). These rooms are currently used for storage but could easily be converted into additional bedrooms if needed.

This property combines beauty, practicality, and careful design, in a fantastic location. Visit soon —...

LOCAL TAXES

Taxe foncière: 1485 EUR

Taxe habitation: EUR

NOTES