

Beautiful stone property with good-sized garden in a pretty village close to Ruffec



INFORMATION

Town:	Salles-de-Villefagnan
Department:	Charente
Bed:	3
Bath:	1
Floor:	162 m2
Plot Size:	1862 m2



IN BRIEF

If you're looking for a pretty, stone cottage offering character and privacy, and yet close to amenities, this could be the one for you! Set behind its lovely arched porchway gates, this gorgeous property is situated in the heart of a village and close to shops in the market towns of Ruffec and Mansle - approx. 10 minutes to each.

With 3-bedrooms (one downstairs with an ensuite), a courtyard and a larger walled garden to the rear, this property is a real find!

ENERGY - DPE

DPE not required.

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

The lovely stone property is accessed via a large traditional, Charentaise porchway, which takes you into a pretty, private courtyard, which the property looks over on two sides.

The house itself has a lovely feel with large spacious rooms on the ground floor, high ceilings and lots of light. There is a large kitchen with a staircase up to the first floor, a pantry, wine cellar, a large living/dining room with a large feature fireplace and double patio doors and a study area. There is also a WC, a large bedroom with two large windows overlooking the courtyard, and an ensuite bathroom (with access to the separate WC).

On the first floor, there is a large double bedroom with dressing room, a further bedroom (with sloped ceiling) and a room with sink and WC. There is also an attic.

Outside, barn doors take you through to a large walled garden with a small outbuilding and a garage. Land size totals 1862m². To the front, there is another small outbuilding and a store room.

The property is habitable but some refreshment work would be welcome (double-glazing, insulation etc). There is currently no heating but there are radiators in place allowing a future buyer to choose the type of heating system they wish.

LOCAL TAXES

Taxe habitation: EUR

NOTES

GROUND FLOOR

Kitchen : 23m²

Living/Dining room : 70m²

Bedroom: 25m²

Bathroom : 8m²

Pantry : 24m²

Wine cellar : 12m²

FIRST FLOOR

Landing : 2m²

Bedroom : 16m² with dressing room

Bedroom : 9m²