

****UNDER OFFER**** 4-bed character home with pool, views, barns and business potential near Villebois-Lavalette



INFORMATION

Town:	Ronsenac
Department:	Charente
Bed:	4
Bath:	3
Floor:	164.56 m2
Plot Size:	3074 m2



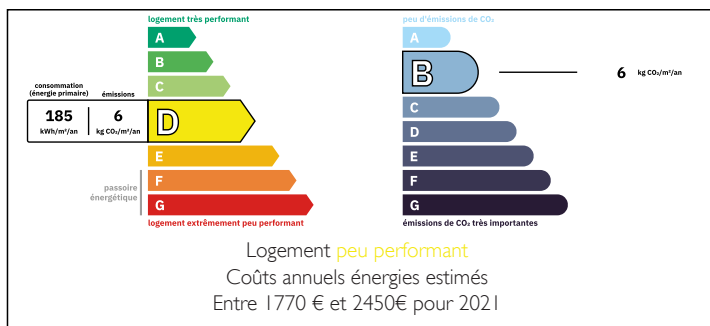
IN BRIEF

****Video and Floor Plan below!****

Beautifully presented home with countryside views, pool, barns and gîte potential.

Situated in the charming village of Ronsenac, this beautiful property offers style, space, and flexibility in a peaceful yet connected setting. Just 5 minutes from Villebois-Lavalette and 25 minutes from Angoulême, the home boasts open countryside views, a secure pool area, and attached barns with development potential. Currently run as a successful holiday rental registered with Gîtes de France, it could also make a fantastic family home or holiday retreat.

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: 1 620 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

****Additional photos available upon request****

This light-filled, tastefully renovated property combines contemporary comfort with charming original features, including exposed stonework and wood-framed double-glazed windows. Heating is provided by a modern heat pump system, with radiators throughout, and hot water comes via an electric tank.

With 4 bedrooms, 3 bathrooms (including 2 en-suite), and over 2500 m² of land leading to the canal, this property is a rare find in a peaceful Charente village setting — with real potential for both home and income.

Ground Floor:

****Dining Room (30.27 m²)**** – Spacious and welcoming, currently the heart of the home, ideal for family meals or entertaining.

****Fully Fitted Kitchen (12.7 m²)**** – Modern and practical, equipped with an electric oven, induction hob, extractor fan, dishwasher, and plenty of storage.

****Snug / Living Room (13.04 m²)**** – A cosy, character-filled space just off the dining room.

****Bedroom 1 with En-Suite (20.2 m² + 7.67 m²)**** – Generous bedroom with private bathroom (shower, sink, WC) and direct access to the terrace. This space could easily be transformed into a self-contained gîte with the installation of a kitchenette and soundproofed doors.

First Floor:

****Landing / Seating or Office Area (14.3 m²)**** – Versatile and bright, perfect as a home office or reading nook.

****Bathroom (10.5 m²)**** – Large and modern, with Italian shower, WC and sink.

****Bedroom 2 (14.38 m²)**** – Comfortable and peaceful, with countryside charm.

****Bedroom 3 (14.26 m²)**** – Light-filled and practical, ideal as a guest or children's room.

****Bedroom 4 with En-Suite (17.22 m² + 10.02**