

Character property with 5 bedrooms and large outbuildings with no close neighbours. 7mn from Barbezieux



INFORMATION

Town:	Condéon
Department:	Charente
Bed:	5
Bath:	2
Floor:	341 m ²
Plot Size:	3875 m ²

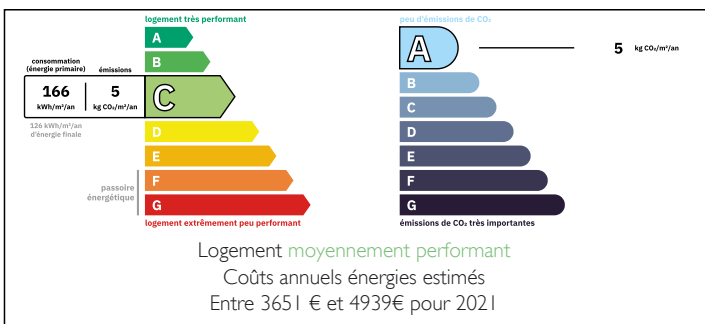
IN BRIEF

Nestled in the south of the Charente region, this property full of character and charm offers an idyllic setting with no neighbors in the heart of the countryside, yet remains close to all amenities. The grounds include a delightful orchard filled with mature fruit trees—apple, cherry, quince, hazelnut and walnut—offering the simple pleasure of harvesting and enjoying your own seasonal produce. An unique property with an amazing potential !

Just 7 minutes from Barbezieux, where you'll find all shops, doctors, schools, and much more; 35 minutes from Angoulême and its TGV train station and 1 hour from Bordeaux and its international airport. Not forgetting the grocery store/restaurant and bar located in Condéon, just 4 minutes away.

Access is via a dovecote opening onto an inner courtyard with a carport for 3 cars, large outbuildings totaling 390m², and a 340m² house...

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

The ground floor comprises a large entrance hall, a living room, a dining room, a kitchen and utility room, a bedroom, and a toilet. Upstairs, a landing leads to four bedrooms, a bathroom, a shower room, a toilet, and a closet. All the rooms are bathed in natural light.

There are numerous outbuildings: a barn, stables, a cellar, and a lean-to, offering ample space for all your projects.

The garden, filled with flowers and mature trees, offers beautiful views of the surrounding countryside.

For nature lovers seeking peace and tranquility, this property is a true haven of peace.

LOCAL TAXES

Taxe foncière:	2140 EUR
Taxe habitation:	EUR

About the Charente region

Nestled in the heart of one of the most authentic and unspoiled regions of Southwest France, the Charente countryside captivates with its gentle way of life, its bucolic rolling landscapes, its lively farmers' markets, its charming villages, and its rich heritage. Here, time seems to stand still, providing an ideal setting to recharge in nature while enjoying a region renowned for its cultural richness and gastronomic excellence.

More photos and floor plans are available upon request.

Please find below a more detailed description.

TECHNICAL INFORMATION

DPE D (Energy efficiency rating)

Double glazing on all openings. Tilt-and-turn windows.

Central heating : Air/water heat pump - an open fireplace in the living room and an wood insert the dining room. Wood-burning stove in the kitchen

Thermodynamic water heater

Compliant septic tank

Fiber

Linky

NOTES