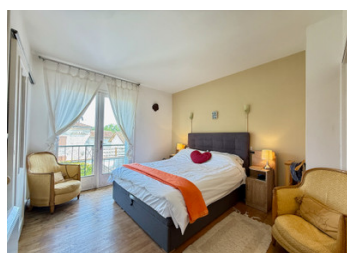


Charming 4-bed village home with garden, office & stylish interiors



INFORMATION

Town:	Gurat
Department:	Charente
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	239 m2

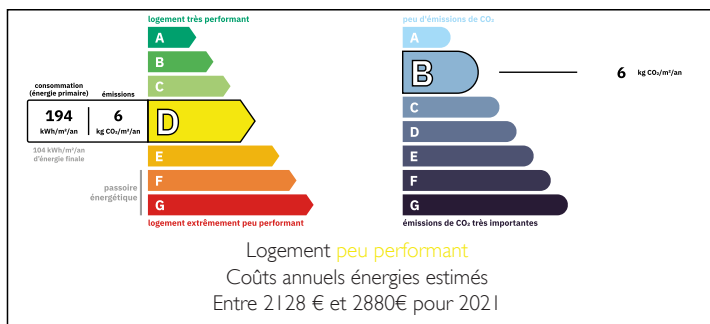


IN BRIEF

Spacious family home with garden, original staircase, pellet stove and sunny Charente village setting!!!

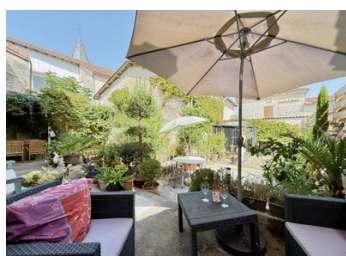
This light-filled and beautifully updated home sits in the picturesque Charente village of Gurat, famous for its Monolithic Church and relaxed pace of life. Just 10 minutes from Villebois-Lavalette and 25 minutes from Angoulême, the property offers four bedrooms, two bathrooms, a private office, and a sunny rear garden. Full of character and warmth, it's the perfect blend of tradition and modern comfort — ideal as a family home or country escape.

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 habitation: EUR

NOTES

DESCRIPTION

Ground Floor:

Entrance Hall (7.5 m²) – a warm and welcoming space featuring a stunning original wooden staircase, setting the tone for the character and charm found throughout the house.

Living & Dining Room (51.2 m²) – A spacious and bright open-plan room perfect for family life or entertaining, with a pellet stove for cosy winter evenings and lovely garden views from the living area.

Kitchen (21.2 m²) – spacious and stylish, with ample worktops and cabinetry, ideal for family cooking and entertaining.

Pantry / Store Room (4.3 m²) – practical additional space just off the kitchen.

WC (2.4 m²) – conveniently located downstairs guest WC.

Under-stair Storage (1 m²) – perfect for coats, shoes or cleaning supplies.

First Floor:

Landing / Hallway (10.4 m²) – light and spacious with a built-in cupboard housing the washing machine.

Bedroom 1 (20.04 m²) – a lovely, spacious master suite with a dressing area, private en-suite shower room with WC and sink (2.8 m²).

Bedroom 2 (11.26 m²) – sunny double bedroom to the front of the house.

Bedroom 3 (15 m²) – large and comfortable with built-in storage.

Bedroom 4 (14.7 m²) – another well-sized double with storage, perfect for guests or children.

Family Bathroom (11 m²) – generous and modern, with walk-in shower, bath, WC and vanity sink.

Office / Nursery (6.3 m²) – ideal for working from home or as a child's bedroom.

Additional Features:

- Electric heating and hot water, with a pellet stove for cosy evenings
- Double glazing to the front (ground floor)
- Stunning original staircase and other...