

## 3/4 bed Stone Farmhouse with outbuildings & superb links to Angouleme and Bordeaux



## INFORMATION

Town:	Val des Vignes
Department:	Charente
Bed:	3
Bath:	2
Floor:	136 m <sup>2</sup>
Plot Size:	3342 m <sup>2</sup>

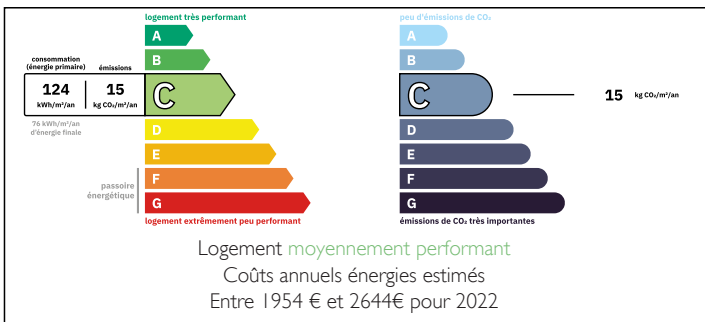


## IN BRIEF

A charming natural stone farmhouse set in glorious open countryside yet only five minutes from the N10. Blending rustic character with modern comforts, it offers living areas, four bedrooms, versatile outbuildings, and stunning views — the perfect balance of rural tranquillity and easy access to Angoulême and Bordeaux.

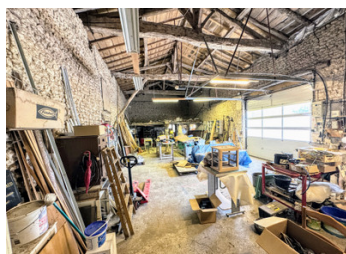


## ENERGY - DPE



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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

Tucked away in peaceful open countryside, this natural stone farmhouse offers the ideal combination of traditional charm and modern convenience. Just five minutes from the N10, it provides excellent links to Angoulême and Bordeaux, while letting you enjoy the serenity of rural France.

### Ground Floor

Step inside to a light-filled kitchen/dining room with a fitted kitchen and polished granite worktop — the perfect space for entertaining or family life. The cosy sitting room features a striking stone fireplace, with stairs leading to the first floor.

Two comfortable ground-floor bedrooms each have wooden floors and built-in cupboards. A shower room with sink, bidet, and shower sits off the hallway, alongside a separate WC with window and wash basin.

The generous summer kitchen/boiler room doubles as a second dining space and houses the water softener, gas supply for the cookers, an air pump system, and a backup oil-fired boiler. Built-in storage and direct access to the terrace — with far-reaching countryside views — make this a practical and inviting part of the home. The private sun terrace overlooks the countryside.

From the main kitchen, a hallway with fitted storage leads to an office or fourth bedroom. Beyond this lies the impressive barn/workshop, complete with large electric door, plentiful power points, overhead lighting, and a concrete floor. There's also a cave, an open hanger, and a garage with electric door.

### First Floor

Upstairs, the main bedroom boasts an en-suite bathroom and a dressing area (no WC), plus access to a large attic space...

## LOCAL TAXES

**Taxe foncière:** 1524 EUR

**Taxe habitation:** EUR

## NOTES