

Ref: A40388LAB16

Price: 202 000 EUR

agency fees to be paid by the seller

Authentic stone country house - 5 bedrooms - Enclosed garden with trees - near Villefagnan



INFORMATION

Town: Theil-Rabier

Department: Charente

Bed: 5

Bath:

Floor: 172 m² Plot Size: 1972 m²







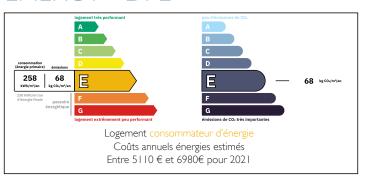




IN BRIEF

Located in a quiet village, this authentic house offers 172 m² of living space and a large enclosed garden. The ground floor comprises a kitchen with fireplace, living room, dining room, 2 bedrooms, shower room, WC, laundry room, pantry and workshop. Upstairs: mezzanine, 3 bedrooms and 2 large attics suitable for conversion. Numerous possibilities for conversion to create the home of your dreams. Outside: garden with trees, carport, outbuildings. Oil-fired central heating, PVC double glazing. 5 minutes from amenities (schools, shops, services) Ideal family project or second home

FNFRGY - DPF



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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.

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LOCAL TAXES

Taxe foncière: 988 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of a charming, peaceful village, just a few minutes from Villefagnan and its amenities, this characterful stone house offers approximately 172 m² of living space and 1,972 m² of enclosed grounds. It combines old-world charm (exposed beams, parquet flooring, fireplace) with generous, flexible spaces, ideal for a family project or a second home.

Main features:

Living space: approx. 172 m²

Land: 1,972 m² enclosed and wooded

Exposure: South – Unobstructed view of the garden Heating: Oil-fired central heating – Individual boiler Condition: In need of refurbishment (great potential)

Room layout:

Ground floor:

Fitted kitchen (19 m²) with fireplace and beams

Living room (21 m²) with parquet flooring

Dining room (16 m²)

Hallway (12 m²)

2 bedrooms (12 m² each) (one with bay window

and cupboard)

Shower room with walk-in shower (7 m²)

Separate WC (1.5 m²)

Boiler room/laundry room (5 m²)

Utility room (16 m²) with access to the upper floor

Workshop (9 m²)

Cellar (8 m²)

First floor (access via the kitchen):

Landing (3m²)

2 bedrooms (13 and 19 m^2 , in need of

refurbishment)

2 large convertible attics (30 m² and 31 m²)

First floor (access via the pantry):

Mezzanine (25 m² - painting required)

Bedroom (22 m²)