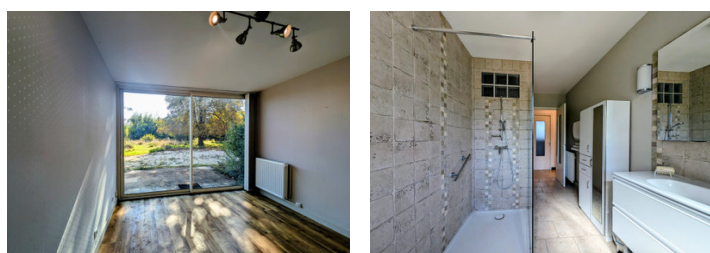


Authentic stone country house – 5 bedrooms – Enclosed garden with trees – near Villefagnan

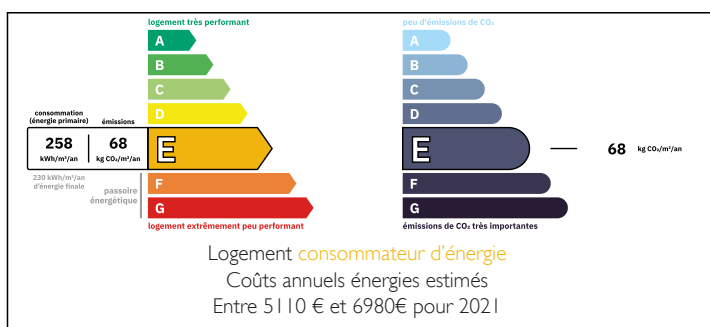


INFORMATION

Town:	Theil-Rabier
Department:	Charente
Bed:	5
Bath:	1
Floor:	172 m ²
Plot Size:	1972 m ²



ENERGY - DPE



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

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

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 m², 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)

LOCAL TAXES

Taxe foncière: **988 EUR**

Taxe habitation: **EUR**

NOTES