

## A Grand Renovation Project in the Peaceful Charente Countryside



## INFORMATION

Town:	Saint-Laurent-des-Combes
Department:	Charente
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	8446 m2



## IN BRIEF

Nestled in a peaceful hamlet near Chalais, this once-loved country home offers generous space, traditional character, and enormous potential for transformation. The property includes multiple living areas, a ground-floor guest suite, an additional downstairs bedroom, a study, a spacious kitchen and dining room, and three further bedrooms upstairs. Outside, you'll find extensive outbuildings - including barns, garages, an old piggery, and a wine cave below the house. While the home requires full renovation (including roof, fosse, and interiors), it presents a rare opportunity to restore a substantial Charentaise property to its former glory. Perfect for those seeking a rewarding renovation project with space for family, guests, and creative ideas.

## ENERGY - DPE

DPE not required.

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

Set within a tranquil hamlet just a short drive from the bustling market town of Chalais, this substantial country property offers an exceptional opportunity for those seeking a full restoration project with space, history, and heart.

Once a much-loved family home, the property retains many original features and a welcoming layout that hints at the grandeur it could once again achieve.

### The Main House

The ground floor includes a large living and dining area, a study, a spacious kitchen, and a utility area, all connected by a wide, traditional hallway. A downstairs bedroom offers convenient single-level living, while a separate bedroom and bathroom on the same level make an ideal guest suite or independent accommodation. There's also a useful storage room, perfect for a kitchen overflow or pantry.

Upstairs, you'll find three additional bedrooms and a family bathroom.

### Outbuildings and Extras

For those dreaming of space to create workshops, studios, or gîtes, the property offers extensive outbuildings, including:

- Two large barns and attached barns (suitable for vehicle storage or conversion).
- Two large garages for cars, tools, or hobby space.
- An old piggery, bursting with rustic charm and reuse potential.
- A wine cave below ground level, ideal for traditional wine storage or a future feature room.

### The Setting

Located in a small, friendly hamlet, the property enjoys peace and privacy while remaining just minutes from Chalais, where you'll find shops, restaurants, schools, and a weekly market. The wider Charente region offers rolling countryside, sunflower fields, and easy access to larger towns and train...

## LOCAL TAXES

Taxe foncière: **969 EUR**

Taxe habitation: **EUR**

## NOTES