

**UNDER OFFER - Charming 4-room house with courtyard, garden, and garage near Ruffec.**



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Salles-de-Villefagnan |
| Department: | Charente              |
| Bed:        | 2                     |
| Bath:       | 1                     |
| Floor:      | 100 m2                |
| Plot Size:  | 1026 m2               |

## IN BRIEF

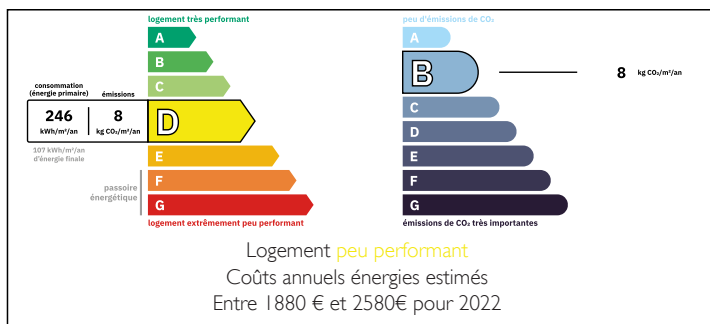
From the moment you step inside, the charm is immediate. The wooden floors, the fireplace, and the warm atmosphere give this well-maintained house a unique, almost confidential character.

The two bright and comfortable bedrooms continue this sense of comfort and serenity, while the enclosed garden provides a private outdoor space, perfect for enjoying peaceful moments.

Located just a few minutes from Ruffec, it offers a living environment that is both tranquil and convenient. A truly charming home, not to be missed.

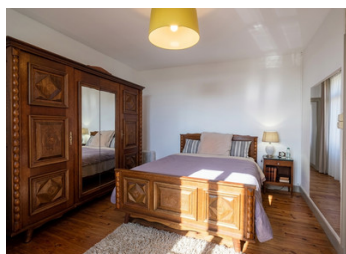


## ENERGY - DPE



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.



## DESCRIPTION

Located in the heart of the village of Salles-de-Villefagnan, halfway between Ruffec and Angoulême, this 100 m<sup>2</sup> house combines authenticity and comfort.

### GROUND FLOOR

- Warm living room with fireplace
- Dining room, which could also be converted into a bedroom
- Functional kitchen
- Shower room
- Two separate toilets

### UPPER FLOOR

- Two comfortable bedrooms, including a master suite with a washroom

### ADDITIONAL FEATURES:

Attic of approximately 45 m<sup>2</sup>, adaptable for an extra bedroom, office, playroom, or workshop  
Enclosed garden of 1,026 m<sup>2</sup>, offering privacy and tranquility  
Outdoor spa for relaxing moments  
Outbuildings: workshop, garage, cellar, and annex, providing multiple storage or development possibilities

### ADDITIONAL INFORMATION

Well-maintained house  
Septic tank to be brought up to standard

A characterful property offering a peaceful and charming living environment, with interesting potential for further development.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES