

4 Bed Beautiful country residence with ground floor bathroom on 3000m2 of lush land.



## INFORMATION

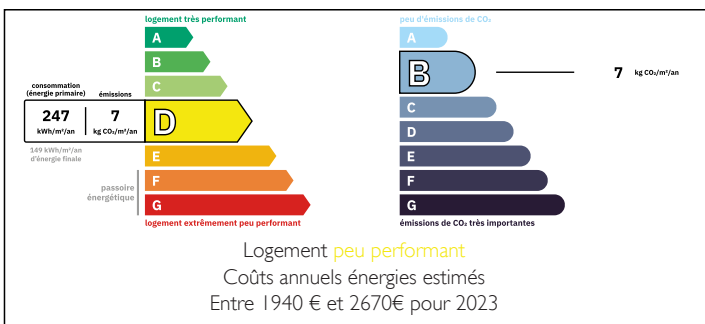
Town:	Suaux
Department:	Charente
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	3018 m2



## IN BRIEF

Set in the heart of the peaceful Charente countryside, this attractive 4-bedroom home offers comfort, space, and privacy on a generous plot of over 3,000 m<sup>2</sup>. Surrounded by lush greenery, the property provides an ideal retreat for families, retirees, or anyone seeking the charm and tranquility of rural France.

## 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

The ground floor includes a living room, fitted kitchen with dining area, bathroom, and two bedrooms, allowing for convenient single-level living if required. The upper floor offers two additional bedrooms with exposed beams and further space to expand.

The property benefits from a large attached barn, providing substantial space suitable for storage, a workshop, garage, or potential conversion (subject to permissions).

Outside, the house is surrounded by a large private garden with open views and space for gardening, recreation, or further landscaping.

The property is located approximately 30 minutes (39 km) from Angoulême, offering access to major supermarkets, shopping, hospitals, and the TGV station with direct connections to Paris and Bordeaux. Limoges Airport is approximately 1 hour away (75 km), providing convenient access to international flights. Nearby towns offer local shops, schools, and everyday amenities.

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

## LOCAL TAXES

**Taxe foncière: 1285 EUR**

**Taxe habitation: EUR**

## NOTES