

Beautiful fully renovated stone house. 3/4 bedrooms. Garden. Barn. Well. Angoulême 25 km away.



INFORMATION

Town:	Puyréaux
Department:	Charente
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	1372 m2

IN BRIEF

Beautiful, fully renovated stone house full of charm and character, just 25 km from Angoulême.

This stunning and beautifully restored home combines comfort and modernity with the charm and soul of a house that carries history.

The original features — exposed beams and stonework, Charentais stone flooring, tiles, and the preserved original staircase — have been carefully highlighted and blend harmoniously with all the contemporary fixtures and fittings.

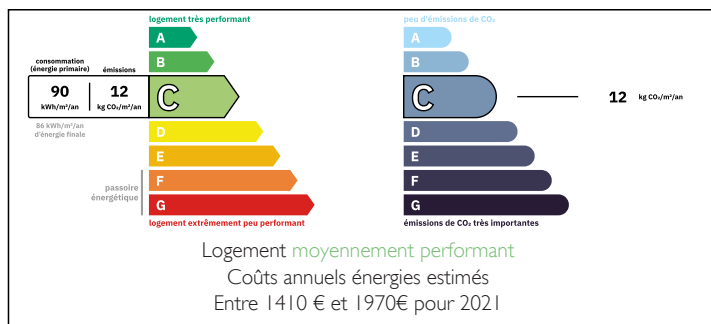
Its warm living room with bar, modern kitchen opening onto a cosy dining/sitting area, spacious office, large games room, 3 bedrooms and 2 bathrooms make it an ideal home for welcoming family and friends.

The courtyard to the front and the garden to the rear offer lovely outdoor spaces for living, relaxing and gardening throughout the year.

The large adjoining barn completes the property perfectly.

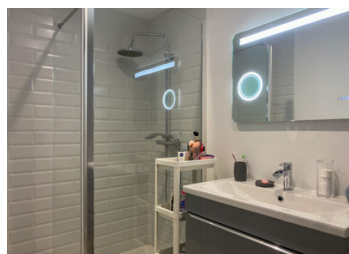


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

DESCRIPTION

This property comprises :

GROUND FLOOR

Entrance hall: 12 m²

Open-plan kitchen with dining area and lounge: 35 m²

Lounge with bar: 28 m²

WC

Utility room / Boiler room: 17 m²

FIRST FLOOR

Three bedrooms, including one with private shower room, WC and dressing room (15, 14 and 12 m²)

Separate WC

Shower room: 4 m²

SECOND FLOOR

Office: 16 m²

Living area: 20 m²

ADDITIONAL FEATURES

Attached barn: 113 m²

Courtyard at the front and garden at the rear

Old outbuilding walls

Two wells

LOCATION

First amenities approximately 3 km away

Angoulême 25 km — TGV station with services to Paris (2h00) and Bordeaux (30 minutes)

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