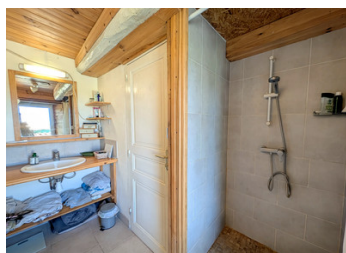
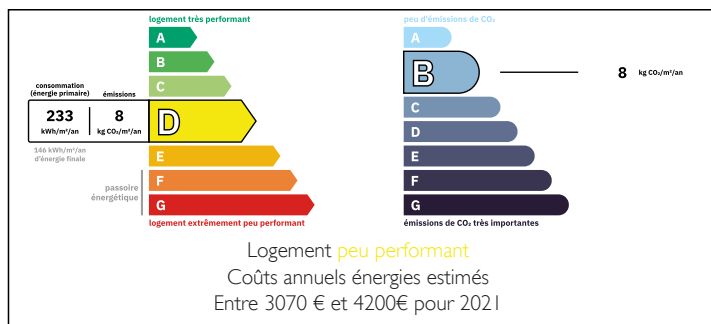


## Charming Stone property with Views, Garden & Outdoor Living – Near Barbezieux and 1 hour from Bordeaux



## ENERGY - DPE



## INFORMATION

Town:	Condéon
Department:	Charente
Bed:	4
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	3190 m <sup>2</sup>

## IN BRIEF

Located in a peaceful countryside setting this delightful 165 m<sup>2</sup> stone house offers a lovely living space with open views over the surrounding landscape.

Just 10 minutes from Barbezieux, where you'll find all shops, doctors, schools, and much more; 35 minutes from Angoulême and its TGV train station and 1 hour from Bordeaux and its international airport. Not forgetting the grocery store/restaurant and bar located in Condéon, just 4 minutes away.

The ground floor features an entrance, a cosy living room, a kitchen / dining area opening onto the garden, a utility room, a ground-floor master suite with shower room and separated wc and a second shower room.

Upstairs three bedrooms and a study or additional bedroom, ideal for remote working.

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 property truly shines outdoors with a large tiled terrace for al fresco dining, a second terrace connected to the master bedroom. A standout feature is the opened and semi-covered outbuilding directly accessible from the kitchen — perfect for entertaining, relaxing, or creating a summer living space.

Set within 3,190 m<sup>2</sup> of fully enclosed land, the beautiful garden includes fruit trees, space for a vegetable garden or small animals, a well, a peaceful rural setting.

Perfect as a family home or a relaxed second home in France, offering space, charm and an authentic countryside lifestyle.

More photos are available on request as well as floor plans.

Below additional information about the property

### TECHNICAL INFORMATION

Energy efficiency rating (DPE) : D

Double glazing (PVC or aluminum) except for two small windows

Heating: Wood-burning stove in the living room and individual electric heating

Electric water heater

Septic tank compliant, replaced in 2020

Roof completely replaced in 2017

Upstairs: Walls and ceilings insulated in 2020 (wood wool)

Fiber optic internet available

Fully enclosed property

### GROUND FLOOR

Entrance - 3m<sup>2</sup> - tiled floor

Living room with wood-burning stove - 44m<sup>2</sup> - tiled floor

Back kitchen - 7m<sup>2</sup> - tiled floor

Bathroom with shower, sink, toilet, and laundry area - 7m<sup>2</sup> - tiled floor

## LOCAL TAXES

Taxe foncière: 1061 EUR

Taxe habitation: EUR

## NOTES