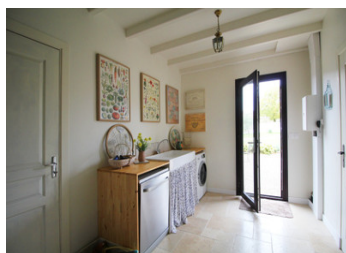
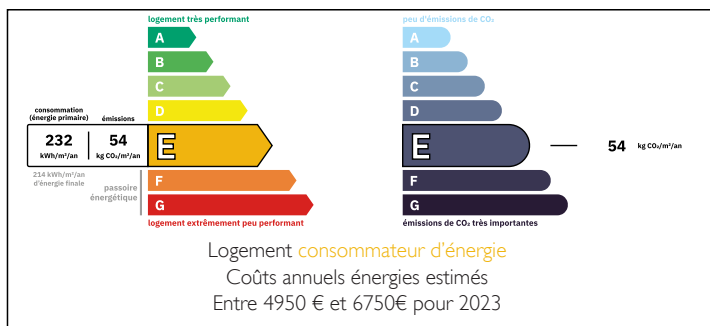


Spacious 4-bedroom home with large garden, barns, and gîte potential in village with restaurant.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Longré
Department:	Charente
Bed:	4
Bath:	2
Floor:	166 m <sup>2</sup>
Plot Size:	3875 m <sup>2</sup>

## IN BRIEF

This spacious and well-presented property offers generous living space, modern comforts, and excellent potential for further development. Set in a village with a restaurant, the house features four bedrooms, large reception rooms, and a garden of approximately 3,800 m<sup>2</sup>.

The ground floor includes a welcoming entrance hall, bright living room, large kitchen, utility room, shower room, and a garage that could easily be converted into a ground-floor bedroom.

Upstairs, four well-sized bedrooms and a shower room provide comfortable family accommodation. The property benefits from travertine flooring throughout the ground floor, a recently installed kitchen and bathrooms, gas central heating, recent electrics, double-glazed windows, and a modern septic tank.

Outside, the property offers exceptional

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

This attractive property offers generous living accommodation, modern upgrades, and excellent potential for further development. Situated in a village with a restaurant, the home benefits from a large garden and substantial outbuildings.

### Ground Floor

Entrance hall (8.64 m<sup>2</sup>)

Living room (27.48 m<sup>2</sup>)

Kitchen (25.3 m<sup>2</sup>)

Utility room (14.8 m<sup>2</sup>)

Shower room (3.7 m<sup>2</sup>)

Garage (26 m<sup>2</sup>) potential to convert into a ground-floor bedroom

Travertine flooring runs throughout the ground floor, creating a bright and cohesive living space.

## LOCAL TAXES

Taxe foncière: **2004 EUR**

### First Floor

Bedroom 1: 20.5 m<sup>2</sup>

Bedroom 2: 16 m<sup>2</sup>

Bedroom 3: 13.5 m<sup>2</sup>

Bedroom 4: 16.5 m<sup>2</sup>

Shower room with toilet

### Modern Comfort & Technical Features

- Gas central heating
- Newly installed double-glazed windows
- Recent electrics
- New kitchen and bathrooms
- Recent septic tank
- Travertine floors on ground floor

### Outdoor Space & Outbuildings

- Large garden of approximately 3,800 m<sup>2</sup>
- Barn (260 m<sup>2</sup>)
- Large open-fronted barn (320 m<sup>2</sup>)
- Garage (15 m<sup>2</sup>)
- Additional outbuilding (15 m<sup>2</sup>)

These extensive outbuildings offer excellent potential for storage, workshops, or conversion projects.

## NOTES