

In the hills of Saint-Souline, a beautiful stone longère with swimming pool, outbuildings, and a walled garden



INFORMATION

Town:	Sainte-Souline
Department:	Charente
Bed:	3
Bath:	2
Floor:	188 m ²
Plot Size:	2683 m ²

IN BRIEF

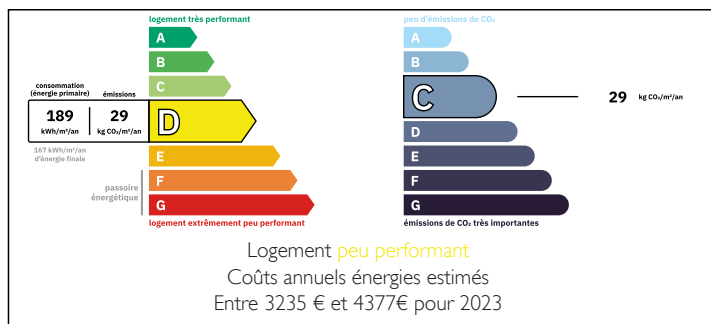
At the end of a lane, tucked away behind garden walls, this beautiful longère with outbuildings, swimming pool, and a 2,683 m² private plot offers panoramic views over the valley.

The property has been carefully and lovingly renovated, preserving its original charm and history: exposed stone walls and beams, original woodwork and fireplaces, all harmoniously combined with a more contemporary interior style.

On the ground floor, there is an entrance hall, a 34 m² kitchen with a fireplace and wood-burning stove opening onto the dining area, a utility room, and a 36 m² living room with a fireplace and pellet stove. There is also a WC and a beautiful 20 m² bedroom with an en-suite shower room.

Upstairs, a 36 m² mezzanine leads to two lovely bedrooms and a second shower room with WC.

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

At the end of a private lane, set on the heights of Saint-Souline and sheltered from view, this exceptional property reveals itself in a preserved natural setting. Nestled behind elegant stone walls, this authentic longère, accompanied by its outbuildings and charming stone dovecote, sits within 2,683 m² of enclosed landscaped grounds and enjoys breathtaking panoramic views over the surrounding valley.

Fully renovated with great care and attention to detail, the property beautifully combines period character with modern comfort. Exposed stone walls, original beams and traditional woodwork blend harmoniously with refined, contemporary décor, creating a warm and elegant atmosphere throughout.

On the ground floor, the generous and light-filled living spaces include an inviting entrance hall, a utility room, and a superb 20 m² bedroom with en-suite shower room. The spacious 34 m² kitchen, the true heart of the home, opens onto the dining area and features a fireplace with wood-burning stove. The 36 m² living room offers a cosy yet refined setting, enhanced by a fireplace and pellet stove. A WC completes this level.

Upstairs, a beautiful 36 m² mezzanine overlooks the living space and leads to two further bedrooms and a second shower room with WC.

Designed for both comfort and sustainability, the property benefits from quality features including dual water supply (well and mains), a 7,000-litre rainwater tank, a technical cellar, a roof redone approximately 10 years ago, and renovations and extensions completed in 2010. The heating system is particularly versatile, comprising oil-fired central heating for the...

LOCAL TAXES

Taxe habitation: EUR

NOTES