

Charming stone cottage in countryside with 3 bedrooms, 3 bathrooms, pretty courtyard garden plus large Orchard



EXCLUSIVE

## INFORMATION

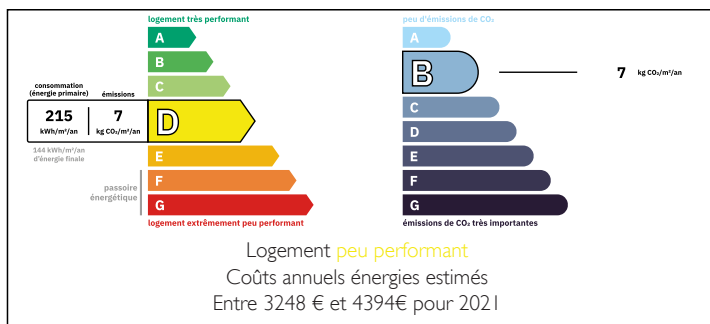
|             |                |
|-------------|----------------|
| Town:       | Val des Vignes |
| Department: | Charente       |
| Bed:        | 3              |
| Bath:       | 3              |
| Floor:      | 205 m2         |
| Plot Size:  | 2700 m2        |



## IN BRIEF

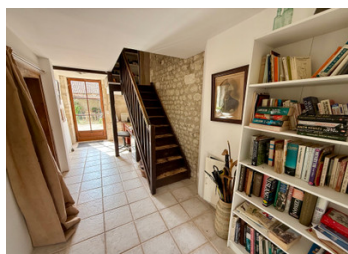
This charming traditional country cottage, adorned with roses, enjoys an elevated setting just minutes from the lively commune of Val des Vignes and 15 minutes from Barbezieux—offering a perfect balance of rural tranquillity without isolation. Nestled in a small hamlet of just three properties, the home features three bedrooms, including a spacious master with ensuite and private access to the rear garden. A second bedroom has plumbing in place for a potential ensuite, alongside a separate bath/shower room. The ground floor offers a laundry room with shower and WC, a galley kitchen, generous dining room, and a large sitting room with wood-burning stove, plus an additional area ideal for a study. Dating back around 300 years, the property retains character with two staircases. Outside, there is a courtyard garden, substantial barns, a wine cellar, and a further plot...

## 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 property has hear/air conditioning reversible in 3 rooms and a wood stove.  
It is double glazed throughout.  
A "D" rating for the DPE is very acceptable for an old house.

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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 habitation: EUR

## NOTES