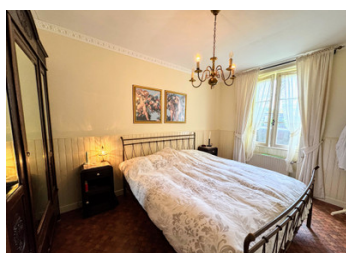


A peaceful countryside retreat close to shops, services and a local restaurant. 2 Bedrooms, Garden, Views.

EXCLUSIVE



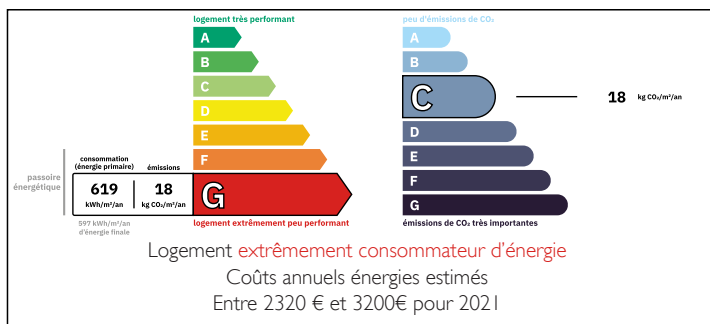
INFORMATION

Town:	Courgeac
Department:	Charente
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	14370 m2

IN BRIEF

Set in a peaceful rural location close to Nonac and Montmoreau, this charming country home offers an ideal retreat for those seeking tranquillity and character. Featuring a spacious living room with fireplace, two bedrooms, a covered terrace overlooking the surrounding countryside and an attached outbuilding, the property combines comfort with rustic charm. Just 10 minutes from the shops and amenities of Montmoreau, it enjoys an enviable position in the beautiful Charente countryside, renowned for its rolling landscapes, picturesque villages and relaxed French lifestyle.

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

Nestled along a small, quiet no-through lane, this charming property enjoys a peaceful countryside setting with ample parking for three to four vehicles at the front.

Enter into the SITTING/DINING ROOM (42.8 m²), a spacious and welcoming room featuring attractive exposed beams, a characterful open fireplace with chimney, and double doors opening onto the covered terrace and garden beyond. This impressive living space provides the perfect environment for both relaxation and entertaining.

The KITCHEN (10.52 m²) is fully fitted with a range of wall and base units and includes a fridge, dishwasher, oven, hob and associated appliances.

The property offers two comfortable bedrooms, comprising BEDROOM ONE (10.94 m²) and BEDROOM TWO (11.74 m²).

The SHOWER ROOM (6.96 m²) is well appointed with a shower cubicle, wash hand basin, and plumbing for a washing machine. In addition, there is a separate W.C.

Outside, the property truly comes into its own. A large covered terrace offers an ideal space for al fresco dining and spending precious moments with family and friends while enjoying views across the garden, neighbouring fields and the beautiful countryside beyond. A separate sun terrace to the side of the property provides another delightful spot to relax and unwind.

Attached to the house is a useful outbuilding, ideal for storage of garden equipment or use as a workshop.

Ideally situated amidst beautiful countryside, the property nevertheless benefits from being just 10 minutes from a full range of shops and amenities. A restaurant can be found within approximately five

LOCAL TAXES

Taxe foncière: 611 EUR

NOTES