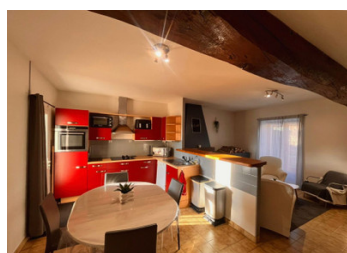
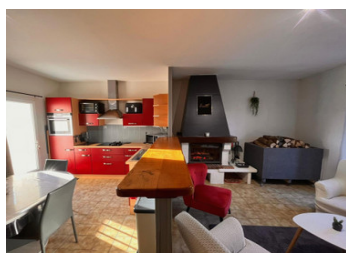
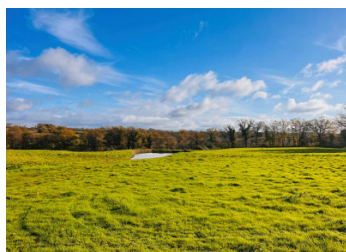


Charming 2 bedroom detached stone property. Peaceful hamlet location. Set on an 8.4 acre plot.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Hiesse   |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 128 m2   |
| Plot Size:  | 34110 m2 |

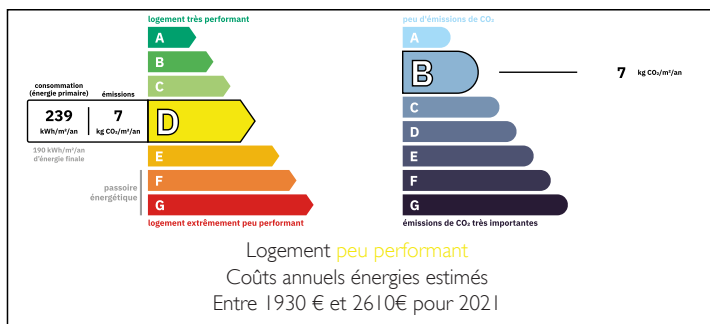


## IN BRIEF

This detached stone property has been renovated to create a comfortable family home. Between 2024 and 2025, significant renovation work has been carried out to improve comfort and energy efficiency. The entire property has been fully insulated, and a pellet stove has been installed to optimise heating. Furthermore, new radiators have been fitted in certain rooms, along with a hot water tank and a latest-generation dual-flow mechanical ventilation system. Two sections of the roof have also been completely rebuilt and exposed stone rendering has been renewed, lending both charm and a modern feel to the façade.

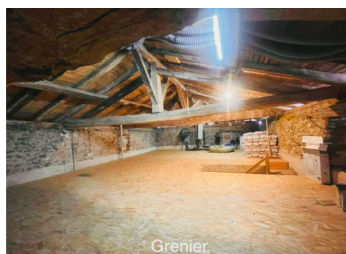
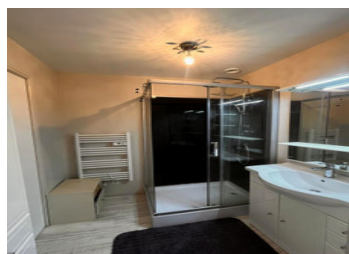
Located within 8 km of the lively village of Pressac offering restaurants a bar a bakery and a village shop. The attractive medieval town of Confolens is only 11 km away, offering full amenities and services. Take advantage of the international flights...

## 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.



## LOCAL TAXES

**Taxe foncière: 1107 EUR**

## NOTES

## DESCRIPTION

Don't delay – come and discover this charming property with exposed stonework, set in the heart of a peaceful and unspoilt setting.

The layout is as follows.

Entrance (5 m<sup>2</sup>)

An open plan fitted kitchen/diner with a cosy living area with a wood-burning insert. (32 m<sup>2</sup>)

Utility room 5 m<sup>2</sup> with separate toilet

Bedroom 1 (10 m<sup>2</sup>)

Shower room (4 m<sup>2</sup>)

Office (6 m<sup>2</sup>) currently used as a dressing room.

Bedroom 2 (11 m<sup>2</sup>)

Bathroom (3.5 m<sup>2</sup>)

Living room (43 m<sup>2</sup>) A lovely light living room with exposed stonework, featuring a pellet stove and a floor-to-ceiling window opening onto a terrace (unobstructed views of the surrounding countryside)

Outbuilding/garage of 35 m<sup>2</sup>

There is a well in the garden and the 3-hectare plot of adjoining land with a pond will delight animal lovers,

Nestled in a picturesque rural setting and surrounded by 3,4 hectares of land, this property offers the perfect blend of rustic charm and modern comfort, making it an ideal place for nature lovers or anyone seeking a peaceful lifestyle away from the hustle and bustle of city life.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>