

Nestled in the heart of a peaceful rural village, this stone cottage is full of charm, character and potential

EXCLUSIVE



INFORMATION

Town:	Sainte-Souligne
Department:	Charente
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	434 m2

IN BRIEF

This charming traditional Charentaise cottage is waiting for someone to bring new life to its bright and spacious rooms. Imagine enjoying breakfast on the sunny terrace before spending the day relaxing or gardening in the delightful enclosed garden.

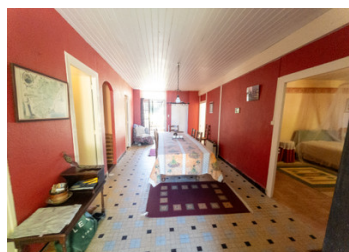
The house is entirely on one level. A spacious entrance hall leads to a country-style kitchen with an original fireplace, two bedrooms, a shower room and a separate WC. A small hallway opens into a magnificent cathedral-style living room with exposed stone walls, original beams and a wood-burning stove, creating a warm and welcoming atmosphere full of character.

Rich in charm and authenticity, this delightful home perfectly captures the timeless appeal of the Charente countryside.

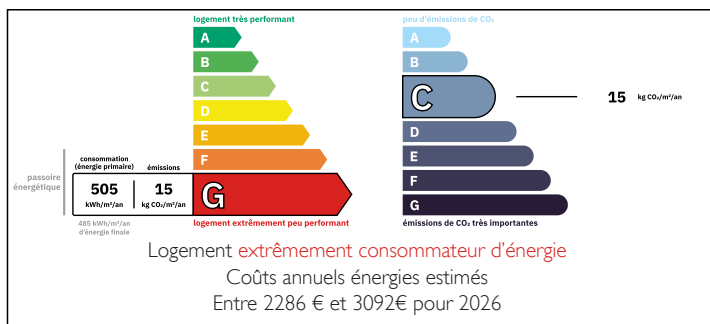
The property is immediately habitable and would

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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.



ENERGY - DPE





DESCRIPTION

Entrance hall - dining room 21 m²

Kitchen 17.74 m²

Bedroom 20.24 m²

Small bedroom / office 8.16 m²

Shower room 5.6 m²

W.C. 1.4 m²

Living room 28.21 m²

Covered terrace 19m², Open terrace 35 m²

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

NOTES