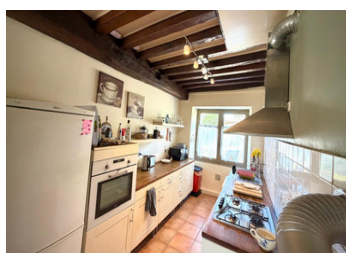
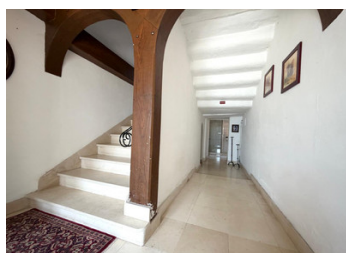


Beautiful stone 3 bed property, with charm. Village position. Garage. Manageable garden



INFORMATION

Town:	Bellevigne
Department:	Charente
Bed:	3
Bath:	3
Floor:	174 m2
Plot Size:	940 m2

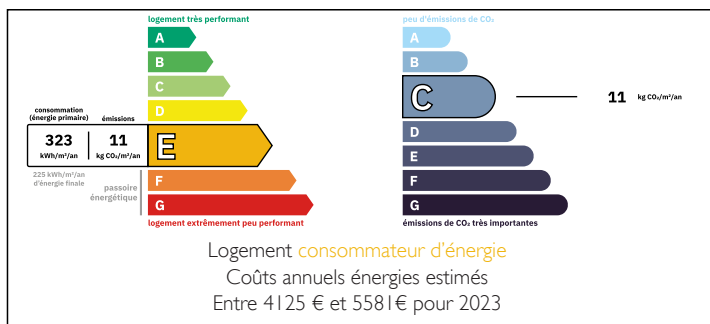


IN BRIEF

A lovely opportunity to have a gorgeous country cottage set in a small village just 5 minutes drive from Chateauneuf sur Charente. 10 mins to Barbezieux. The cottage is extremely spacious with 3 double bedrooms, the master being 50m2. 3 bathrooms

There is a spacious dining room with is open plan style from the galley style kitchen, well fitted with cooker, dishwasher etc. There is also a wood stove. It adds a touch of nostalgia plus an amazing amount of heat for winter evenings. There is a small laundry room to the rear, with a back door to the small rear garden, perfect for clothes drying. Ideal for a holiday house or permanent living, this house is perfect for both. It has been beautifully renovated, tastefully decorated and there is a wealth of original features. Set on a 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

Sitting Room: 4.2m × 7.5m

Master Bedroom: 6.5m × 7.5m (approximately 50m²)

Second Bedroom: 4.5m × 5m

Third bedroom ; 4m × 5m

Kitchen/Dining Room: Approximately 30m²

Interior Accommodation: 174m²

This is a delightful, move-in-ready property full of character and charm. While it would benefit from a light cosmetic refresh in places, it offers spacious, comfortable accommodation with many original features and is ready to enjoy from day one.

The property is entered through an impressive entrance hall, where a beautiful staircase leads to the magnificent master bedroom. At approximately 50m², this exceptional room features a stunning ancient fireplace, original wooden floorboards and double glazing, creating a wonderful blend of character and comfort. Also on this floor is a family bathroom with WC, bath and shower over.

To the right of the entrance hall is the generous open-plan kitchen and dining room (approximately 50m²). The fitted kitchen includes a cooker, dishwasher and other appliances, while an attractive wood-burning stove provides warmth throughout much of the house. Adjacent to the kitchen is a further room, currently used as a study, which could easily serve as a third bedroom.

Three steps lead up to the spacious sitting room, another welcoming space featuring a wood-burning stove and double doors opening onto the patio, making it ideal for both relaxing and entertaining. Beyond the sitting room is a lovely second bedroom with a contemporary en-suite shower room and WC.

Returning to the entrance hall and continuing straight ahead, there is a charming wine cellar, a

LOCAL TAXES

Taxe foncière: **876 EUR**

NOTES