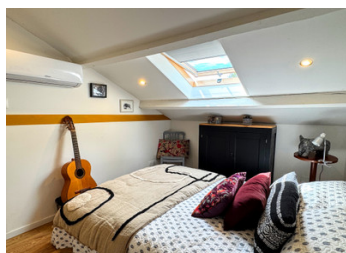
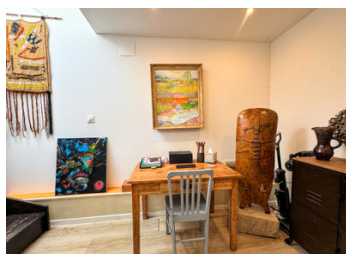


Charming 2 Bed, Renovated Village House with Character, Terrace and Private Parking



INFORMATION

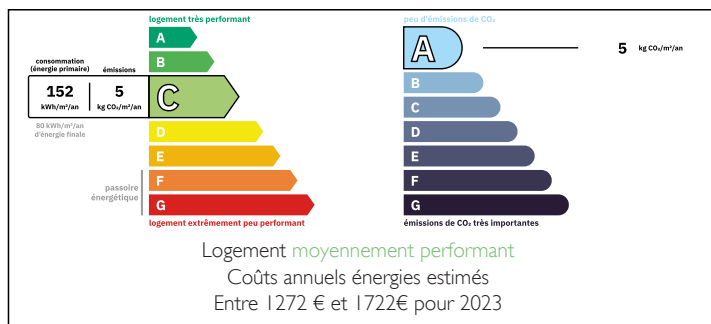
Town:	Rioux-Martin
Department:	Charente
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	249 m2



IN BRIEF

Tucked away in a peaceful village just 5 km from Chalais, this beautifully renovated character house combines traditional features with modern comfort. With exposed beams and stonework, a working fireplace, reversible air conditioning, double glazing, a covered terrace and private parking, it is an ideal home for enjoying a quieter rural lifestyle while remaining close to everyday amenities.

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

Set in a peaceful and leafy hamlet within a charming small village, this attractive house has been tastefully renovated, retaining many of its original character features while incorporating modern comforts throughout.

Chalais is just 5 km away, providing easy access to shops, restaurants, doctors, schools and its railway station. The property is also well placed for travel further afield, with Angoulême approximately 45 minutes away and Bordeaux Airport around 1 hour 30 minutes by car.

The house would suit anyone looking for a comfortable permanent home, a low-maintenance second home or a property with potential as a holiday base in the Charente countryside.

On the GROUND FLOOR, the accommodation includes:

LIVING ROOM – 31 m²

A spacious and welcoming room featuring exposed beams and stonework, together with a working fireplace. The traditional character of the property is particularly evident here, while the reversible air conditioning provides comfort throughout the year.

DINING ROOM / FITTED KITCHEN – 21 m²

A practical open-plan space combining dining and kitchen areas. The kitchen is fitted and has direct access to the terrace, making this an ideal area for everyday living and entertaining.

BATHROOM – 6 m²

Fitted with a washbasin, walk-in shower and heated towel rail.

WC – 2 m²

Separate WC adjoining the bathroom.

OFFICE – 6 m²

A useful additional room that could be used as a

LOCAL TAXES

Taxe foncière: **610 EUR**

NOTES