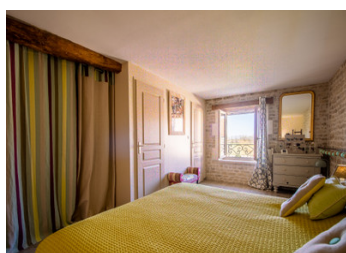
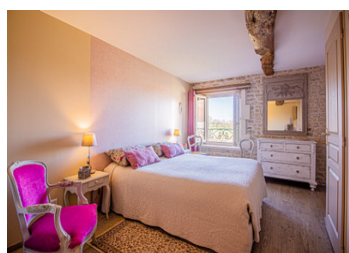


Beautiful stone house of 180m with 3 bedrooms on a plot of 1169m .



## INFORMATION

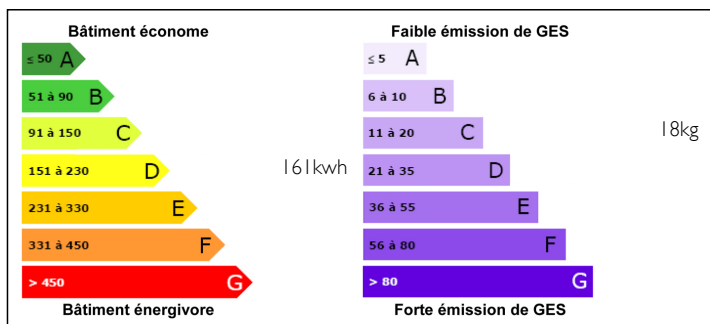
Town:	Aigre
Department:	Charente
Bed:	3
Bath:	4
Floor:	180 m2
Plot Size:	1169 m2



## IN BRIEF

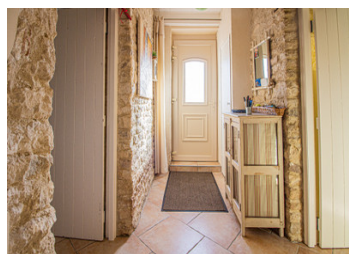
This superb stone house, full of charm, is located in a pleasant village in the Charente countryside, 30 minutes from Ruffec and 40 minutes from Angoulême. This old farmhouse has been completely renovated with quality materials. It has 3 bedrooms, each with their own shower room or bathroom, as well as an additional shower room on the first floor and 4 toilets. The spaces are well arranged for a fluid distribution. It has a first living room, while the second living room, dining room, office overlooks a large garden of nearly 700 m². No work is necessary, only the arrangement of the outside spaces according to your taste.

## 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

Located in a charming village in the Charente countryside, 40 minutes from Angoulême, this magnificent stone house has been completely renovated by the current owners.

This former farmhouse offers a haven of peace and quiet, as well as potential for further development.

The house consists of:

3 bedrooms, each with a shower room or bathroom  
4 shower rooms in total and 4 toilets

First living room with wood stove

Second living room, dining room, office opening onto the garden

The whole on a closed ground of more than 700m<sup>2</sup> with a possibility of parking and to take advantage of a space terrace on a release of 250m<sup>2</sup> in front of the house. no work to be envisaged except for the development of the external spaces according to the envy.

The house has 3 bedrooms, each with its own shower room or bathroom for one of them. A fourth shower room on the ground floor and 4 toilets are present in the house and arranged in such a way that the distribution is fluid and practical.

A first living room with its wood stove promises beautiful winter evenings by the fire. A second living room, dining room and office area opens onto the large garden and promises beautiful summer evenings.

No work is required, except for the development of the outside spaces according to your wishes.

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

## LOCAL TAXES

Taxe foncière: 1100 EUR

## NOTES