

## Elegantly Appointed "Maison de Maitre" Style Property with Untapped Potential

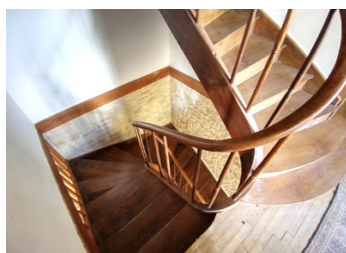
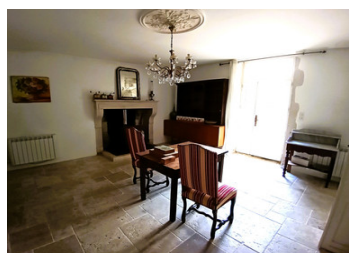


## INFORMATION

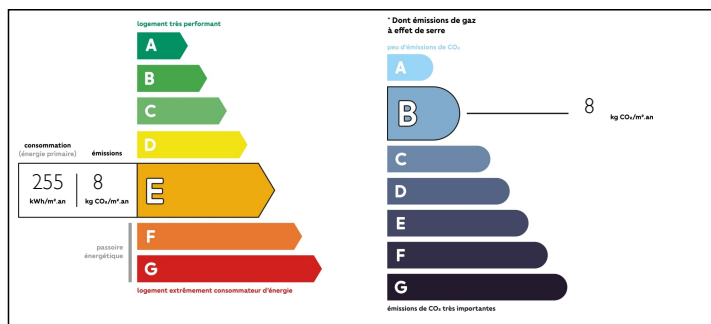
Town:	Charmé
Department:	Charente
Bed:	4
Bath:	2
Floor:	289 m2
Plot Size:	5990 m2

## IN BRIEF

Nestled within a charming hamlet, this "Maison de Maître" style property. Located in close proximity to the village of Charmé, with amenities that include a school, post office, bus stop, church, recreation ground, and even a mushroom farm. Positioned 12 kilometers from the vibrant market towns of Ruffec and Aigre, as well as a short 2.5 kilometers from the village of Tusson, this property enjoys an ideal location. Moreover, its position along the pilgrim's route "Saint Jacques de Compostelle" bestows a sense of historical significance. Enveloped by the beauty of vineyards and sunflower fields that come alive during the summer months. An area revered by tourists, cyclists, archaeologists, and historians alike, this region offers an array of pursuits to cater to diverse interests.



## 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

Stepping inside, the property benefits from electric central heating, open fires and wood burners ensures a cozy ambiance throughout the seasons. The Ground floor has a living room with an open-plan kitchen, creating an inviting space for both relaxation and culinary endeavors. Beyond lies a second living room, a dining room, a pantry, and a versatile office that could easily serve as an additional bedroom. Completing this level is a thoughtfully placed shower room.

Ascending to the second floor. Three bedrooms, one bedroom boasts a balcony, offering a private retreat for moments of contemplation. A family bathroom serves the needs of this floor. Furthermore, a generously sized living room provides an additional area for leisure and gatherings. The third floor holds an additional bedroom.

## NOTES

Beyond the confines of the property, the outdoors beckon with an array of features. A hangar that can be used as a summer kitchen, and a studio promise versatile spaces for creative pursuits or leisurely activities or dining. A terrace and ample parking. Outbuildings that offer further potential.

The garden is an expanse of greenery punctuated by an orchard, which presents an idyllic backdrop for outdoor living and enjoyment. This is a home that encapsulates the essence of a countryside lifestyle while offering the promise of even more with its untapped potential.

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