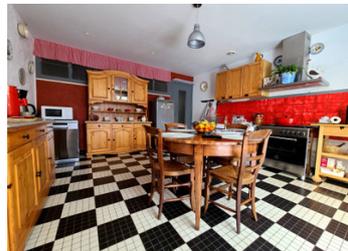


## UNDER OFFER - Charming 3-room dwelling with a veranda and enclosed garden



## INFORMATION

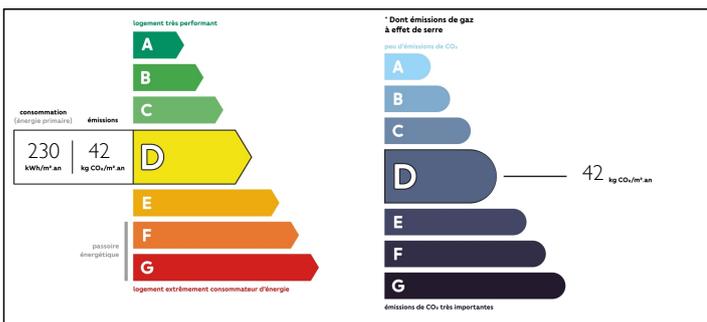
Town:	Barro
Department:	Charente
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	1049 m2



## IN BRIEF

Discover the irresistible charm of this charming village house with its 3 rooms, including two bedrooms upstairs. This intimate and cozy space offers an ideal living environment for a peaceful getaway or a fulfilling family life. The house benefits from a bright veranda, adding an extra touch of charm to this already enchanting setting. A carport has been cleverly integrated into the courtyard, providing a convenient shelter for your vehicle, while the fenced garden ensures tranquility and privacy. Double-glazed windows and a refurbished roof guarantee optimal insulation for maximum comfort in all seasons. Located between the beautiful historic village of Verteuil sur Charente and Ruffec with all amenities, this house offers a perfect balance between tranquility and practicality. Close to the Charente river, fishing and walking enthusiasts will be delighted. Don't miss this opportunity.

## 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

Enter this house through the gate and discover a welcoming courtyard. The carport right next to it offers a convenient parking solution.

Inside, you'll find a spacious 21m<sup>2</sup> kitchen, followed by an 18m<sup>2</sup> laundry room and a 12m<sup>2</sup> bathroom with WC, ensuring optimal comfort for daily living.

Keep exploring and be captivated by the cozy living room, with its generous spaces and wood-burning fireplace insert, perfect for cozy winter evenings. Effective insulation guarantees enveloping warmth, reducing the need for heating.

As you ascend the stairs to the upper floor, you'll find two bright bedrooms of 11m<sup>2</sup> and 18m<sup>2</sup>, offering comfortable resting spaces. A 24m<sup>2</sup> veranda adds an extra touch to this charming house.

At the end of a dead-end street, although the house is semi-detached on one side, once you pass through the gate, you will be assured to find peace and tranquility.

Included with the property are two parcels of woodland (not adjacent to the house and 2 km for the furthest), totaling an area of 2933 m<sup>2</sup>. This brings the total area of the whole property to 3982 m<sup>2</sup>.

The windows are double-glazed, and the house is well insulated (rated D and D). The functional oil boiler and refurbished roof add to the appeal. Only the sanitation will need to be redone.

The price has been reduced and is currently fair. No negotiation.

Don't hesitate!

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

## NOTES