

"UNDER OFFER" Charming 2 Bedroom cottage in a peaceful countryside setting with barn and gardens.

EXCLUSIVE

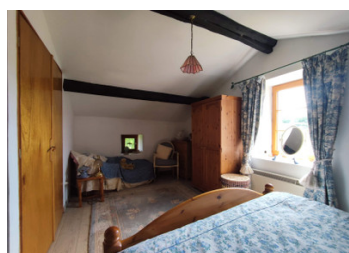


INFORMATION

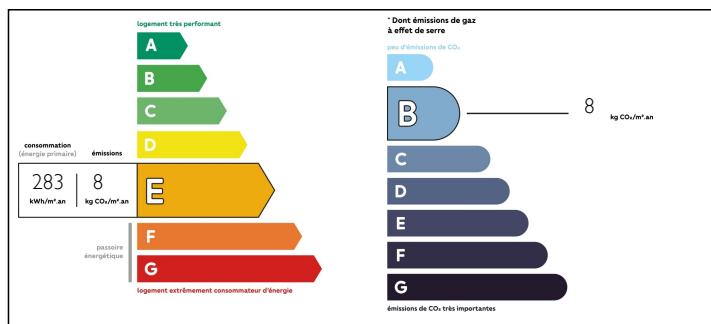
Town:	Saint-Gourson
Department:	Charente
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2253 m2

IN BRIEF

Nestled within a peaceful countryside hamlet, this charming 2-bedroom cottage offers tranquillity and comfort. The property features a large detached barn, a couple of smaller outbuildings, and ample gardens. Ideal for those seeking a peaceful lifestyle, this picturesque retreat is perfect for relaxation and enjoying the surrounding natural beauty.



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

Situated on a generous plot of approximately 2253m², this delightful property offers a charming living environment and good outdoor space. The ground floor comprises a welcoming living room with a fireplace and wood burner, showcasing rustic timber floors and original stone sink. A dining room-come snug with exposed beams and tiled flooring is adjacent to a well-appointed kitchen with cooking island and pan-rack over. There is a door to the rear garden and a W.C. Upstairs, you'll find two comfortable double bedrooms, both featuring vaulted ceilings, beams and ample natural light, along with a family bathroom equipped with a WC, bath with shower, and sink.

The property boasts several outbuildings, including a spacious barn with an animal stall and a covered terrace for outdoor enjoyment. There are also two storage sheds and a smaller outbuilding, once a laundry area. The mature gardens surrounding the property create a serene backdrop and offer multiple possibilities for outdoor activities.

With its characterful features, including a stone sink and original flooring, double glazed windows, new roof on the main house and barn in 2022, this property provides an enticing opportunity for those seeking a peaceful rural lifestyle.

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

NOTES