

Charming Stone Country House with 3 Bedrooms, Garden & Outbuildings – 10 min from Barbezieux



INFORMATION

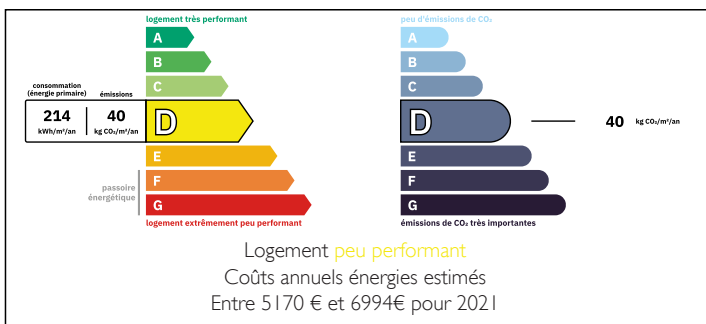
Town:	Condéon
Department:	Charente
Bed:	3
Bath:	1
Floor:	240 m ²
Plot Size:	6140 m ²

IN BRIEF

Just 10 minutes from Barbezieux and its commodities, this charming stone house offers the character and atmosphere of a traditional French country home, together with generous living spaces. With 3 bedrooms, mature gardens and an impressive 60 m² covered terrace with summer kitchen, it is perfectly suited to enjoying the relaxed French way of life. Two substantial outbuildings, a carport and a well complete the property. Around 40 minutes from Angoulême and 1 hour from Bordeaux



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 the peaceful countryside of southern Charente, just a few minutes from Barbezieux, this charming stone country house has been enjoyed as a second home by its owners for almost 20 years.

From the moment you enter, the house reveals generous proportions and a warm, welcoming atmosphere. Original fireplaces, traditional features and a variety of comfortable living spaces give the property its distinctive character, while the layout works equally well for everyday family life or relaxing holidays with friends.

During the warmer months, the impressive 60 m² covered terrace with its summer kitchen becomes a natural extension of the house. A wonderfully spacious and convivial area, perfect for family meals, entertaining friends or simply relaxing and enjoying the peaceful garden.

Surrounding the house, the mature and beautifully maintained gardens provide a tranquil and natural setting. Two substantial outbuildings complete the property, offering valuable additional space for storage, hobbies or a workshop, depending on your needs.

This property is an excellent opportunity for anyone looking for a characterful French country home with generous living accommodation, attractive gardens and substantial outbuildings, without the need for major renovation before moving in.

More photos are available on request as well as the floor plans.

TECHNICAL SHEET

Central gas heating system and a wood burner in the kitchen

Doors and windows all in wood

Double glazing on the north of the property

Compliant septic tank

Roof redone in 2013 and another part in 2025 with

LOCAL TAXES

Taxe foncière: 1647 EUR

Taxe habitation: 752 EUR

NOTES