

Beautiful Detached Charentaise House with Stunning Views. 3 bedrooms with bathrooms. Courtyard. Large Barns



INFORMATION

Town:	Verrières
Department:	Charente
Bed:	3
Bath:	3
Floor:	187 m2
Plot Size:	3020 m2

IN BRIEF

A light airy spacious house with wonderful views. Set in the ideal position; a short walk to the local small village bread shop and cafe/bar but no close neighbours.

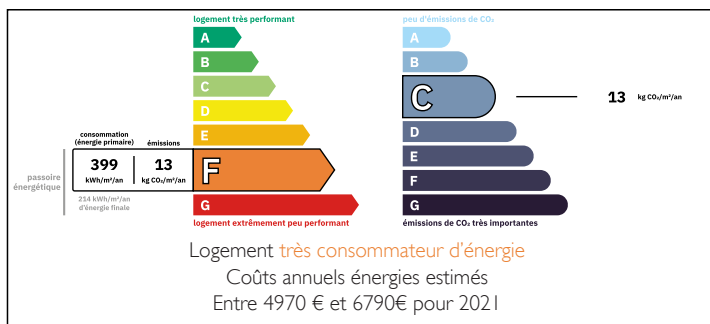
Set in a good size plot of 3/4 of an acre, the property has a large courtyard to the rear, ideal for al fresco dining, plus 3 large barns which are in general good order. Should you wish to create a further dwelling, subject to permissions, this would be ideal.

The property is double glazed and a new kitchen is a recent addition.

Typically with this style of property, there is a generous entrance hall with a large living area to the left and to the right a dining room and then through to the kitchen.

Upstairs, the master with ensuite bathroom is very generous. The second bedroom while a little smaller is also...

ENERGY - DPE



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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

Verrières (16130) and Segonzac (16130) are two charming villages located in the Charente department of southwestern France, in the Nouvelle-Aquitaine region.

Verrières (16130) is a small rural village known for its scenic countryside and historical buildings. The area has a peaceful atmosphere, with a strong focus on agricultural traditions. It's a place where nature and history combine, offering quiet charm to those who visit.

Segonzac (16130) is slightly more well-known, primarily for being part of the Grande Champagne wine-growing region, which is famous for producing high-quality Cognac. The village has a rich cultural heritage, with picturesque streets, vineyards, and a deep connection to the spirit-making industry, making it a popular spot for tourists interested in the world of Cognac.

Both villages are ideal for those seeking a tranquil escape, surrounded by the natural beauty and history of the Charente.

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

LOCAL TAXES

Taxe foncière: 987 EUR

NOTES