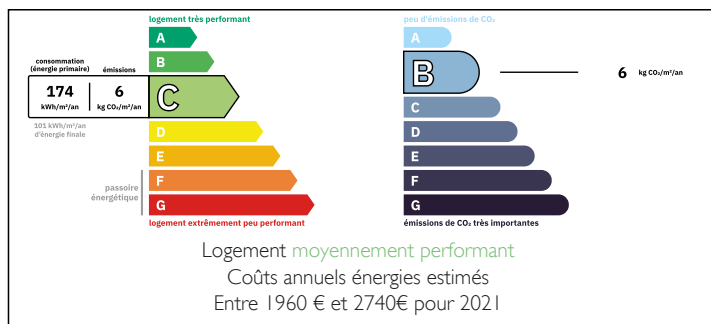


Delightful 3-bedroom village house in an ideal rural setting – In perfect condition.



ENERGY - DPE



INFORMATION

Town:	Oradour-Fanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	132 m2
Plot Size:	2300 m2

IN BRIEF

This beautifully maintained three-bedroom house is set in a peaceful village environment and offers the perfect blend of rustic charm and modern comfort. The property is ready to move into and has been carefully updated and maintained.

At a Glance:

Open-plan ground floor with a fully fitted kitchen, living area and dining area – ideal for entertaining.

There is a ground-floor bedroom and bathroom, which is perfect for guests or those preferring single-level living.

Upstairs there are two further bedrooms, an office space and a toilet with washbasin.

Outdoor living at its best:

Beautiful landscaped garden with mature trees and multiple terraces.

There is also a spa, a pétanque court, a charming fishpond, large garage, a carport and several handy outbuildings for storage or hobbies.

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

The layout is as follows.

Enclosed veranda (6 m²) Enter through the veranda which opens onto:

Spacious open-plan kitchen/dining room/living room (55 m²) This is undoubtedly the heart of the house. Ground floor bedroom with shower room (15 m² and 8 m²) Ideal for guests or as a comfortable master suite.

Take the stairs to the first floor where you will find two additional bedrooms (12 m² and 14 m²)

Dedicated office space (8 m²) This cozy office nook allows for productivity while being tucked away from the distractions of everyday living.

The first floor also includes a toilet with washbasin and bidet (4.5 m²).

The property benefits from reversible central heating powered by a heat pump, double-glazed windows and a septic tank that complies with regulations. The roof was replaced two years ago, the electricity is up to standard, there are solar panels and the well is connected to the house.

Whether you're looking to embrace a slower pace of life or enjoy sunny holidays in the French countryside, this delightful home ticks all the boxes.

LOCAL TAXES

Taxe foncière: 706 EUR

NOTES

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