LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41275VC16 Price: 153 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (166 000 EUR without fees)

Stone built property, fully restored with 3 bedrooms in the heart of the Charente countryside















INFORMATION

Town:	Oradour
Department:	Charente
Bed:	3
Bath:	2
Floor:	151 m2
Plot Size:	599 m2

IN BRIEF

This well maintained property is situated in Oradour, Charente, between Aigre, Rouillac and Matha, the main market towns.

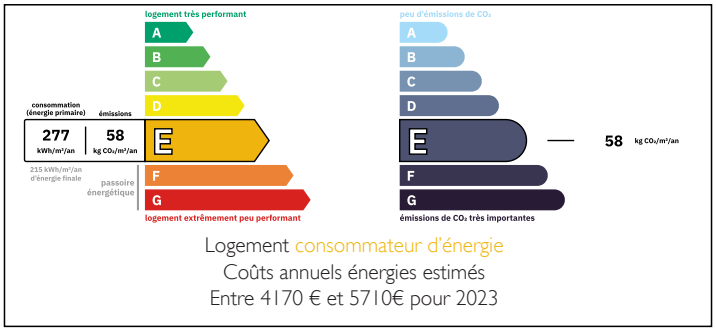
The area is great for outdoor activities in summer and winter with many clubs for sports, crafts and meeting up to share language skills.

Local shops are a short drive away in Verdille where you can go for your morning coffee and a baguette.

The home we are offering is a cosy house with large kitchen diner and sitting room with wood burner fire.

see more below...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4170 € et 5710€ pour 2023

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.

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NOTES

DESCRIPTION

A Home Full of Warmth and Character

Ground Floor

Step into a bright entrance hall with tiled flooring, a convenient WC, and stairs to the upper floors.

The spacious kitchen-diner is the heart of the home—filled with natural light and generous enough for a large dining table, making it perfect for family meals and entertaining.

The inviting sitting room features exposed stone walls and a cosy wood-burning stove, creating an intimate and relaxing space for winter evenings.

First Floor

The first floor hosts two delightful double bedrooms with charming wooden floors, each overlooking the garden.

A stylish shower room with a large walk-in shower, sink, and WC completes this level, offering comfort and practicality.

Second Floor

The top floor boasts a versatile room with a low-height ceiling. Currently used as an occasional bedroom, it could easily become a home office, craft studio, or children's playroom—your choice.

A Lifestyle Location

Outdoor enthusiasts will love the area, with year-round activities available and numerous clubs offering sports, crafts, and social events. Verdille, just a short drive away, provides local shops, a café for your morning coffee, and fresh baguettes from the bakery—French village living at its best.

Room sizes

Hall 8m2

Sitting room 32m2

Kitchen / diner 33m2

Bathroom 9.3m2

First floor landing 4m2

Bedroom 1 - 14m2