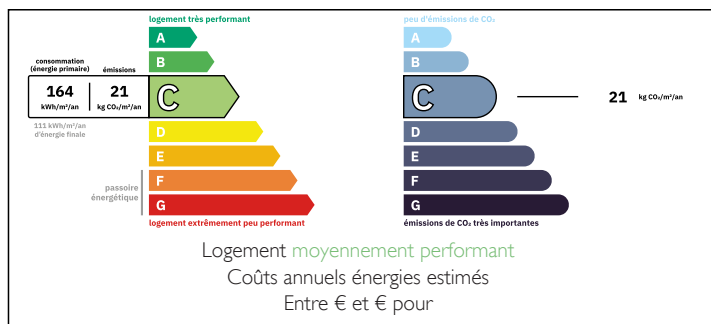


Charming Stone Property with Pool – 25 mins from Angoulême



ENERGY - DPE



INFORMATION

Town:	Puyréaux
Department:	Charente
Bed:	4
Bath:	2
Floor:	195 m ²
Plot Size:	904 m ²

IN BRIEF

A unique character home blending rustic French elegance with modern comfort.

Nestled in a peaceful setting with easy access to the main routes, this stunning multi-level residence is perfect for those seeking a French lifestyle without compromising on quality. Located just a short drive from the historic city of Angoulême, this property is ideal as a primary residence or a premium holiday home.

Ground Floor:

A bright, air-conditioned kitchen with direct access to the garden and pool area.

A cosy sitting room featuring an original fireplace—perfect for relaxing winter evenings.

A ground-floor bedroom and bathroom with WC.

First Floor:

3 spacious, sun-drenched bedrooms (two equipped with reversible A/C).

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.

27 m² Covered Terrace

35 m² Workshop

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A rare find on the...



DESCRIPTION

Enjoy the best of the Charente countryside while staying connected. The property is situated for easy access to the national road network, putting Angoulême and its TGV station (Paris in 1h40) less than 30 minutes away.

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



LOCAL TAXES

Taxe foncière: 2030 EUR

NOTES