LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43853SR16 Price: 149 999 EUR

agency fees included: 8 % TTC to be paid by the buyer (138 999 EUR without fees)

Charming 3-bedroom property with courtyard and terrace.







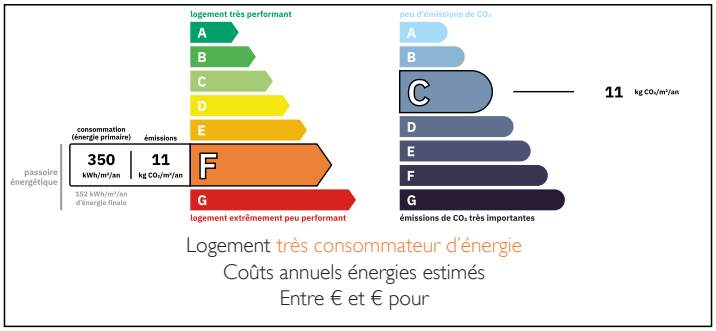








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INFORMATION

Town:	Saint-Fraigne
Department:	Charente
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	418 m2

IN BRIEF

Set in a peaceful village near Aigre, this beautifully maintained 3-bedroom stone home blends authentic Charentaise charm with modern comfort. Newly adjusted in price with motivated sellers, it is perfect as a primary residence or a lock-up-and-leave holiday retreat.

The ground floor offers effortless single-level living, featuring an entrance with utility area and WC, a light-filled living room with high vaulted ceilings opening to the courtyard, a well equipped kitchen, and a ground-floor bedroom with a private ensuite shower room. Upstairs, warm wooden floors run through two bright mansard bedrooms served by a family bathroom with a bathtub.

Outside, the fully enclosed gravel courtyard features space for dining, BBQs, or a plunge pool, plus open parking for multiple vehicles. A large double-door workshop shed provides secure storage for tools,

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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LOCAL TAXES

Taxe foncière: **472 EUR**

NOTES

DESCRIPTION

Set in a peaceful village just minutes from the market town of Aigre, this beautifully maintained 3-bedroom stone home offers a blend of rustic Charentaise character and modern comfort. Newly adjusted in price with motivated sellers, this turn-key property represents excellent value—ideal as a full-time family residence or a low-maintenance "lock-up-and-leave" holiday getaway in the sunny Charente countryside.

Ground Floor Living (Ideal for Single-Level Living or Guests):
Designed for everyday convenience, the ground floor features a welcoming entrance with a dedicated utility/laundry area and WC. The heart of the home is a spacious, light-filled living room with with high vaulted ceiling and large glass doors opening directly out to the courtyard. The adjoining fitted kitchen is well-proportioned, well equipped, and built for family meals. A key asset on this level is a comfortable ground-floor bedroom featuring its own private ensuite shower room and WC—perfect for guests or long-term accessibility.

First Floor:
Upstairs, warm wooden flooring runs through two mansard-style bedrooms, each fitted with large Velux skylights that flood the rooms with natural light. A family bathroom complete with bathtub and WC which serves the upper level.

Outside Space & Practical Outbuildings:

Courtyard & Outdoor Dining: The private, fully enclosed gravelled courtyard provides a secure environment for children or pets, with plenty of room for outdoor dining, summer BBQs, and even space to install a plunge pool or hot tub.

Generous Parking: Open courtyard space allows for easy off-street parking for multiple vehicles or a camper.