

Charming 3-bedroom country home with terrace, outbuildings & views – near Salles-Lavalette



INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	322 m2

IN BRIEF

Situated in a hamlet just outside the village of Salles-Lavalette, in the south of the Charente, this charming property offers a countryside setting with open views and excellent potential.

Currently used as a holiday home, the house is perfectly suited for seasonal living, while also offering scope for further improvements to create a more permanent residence if desired.

With a recent roof (2024), spacious rooms, original wooden flooring, and attached outbuildings, this is a property full of character and opportunity.

ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 720 EUR

Taxe habitation: 647 EUR

NOTES

DESCRIPTION

The property is arranged over two floors and benefits from a practical layout, good natural light, and attractive views over the surrounding Charente countryside.

Ground Floor:

You enter the property into the living room (21m²), a bright and welcoming space with large front-facing windows allowing in plenty of natural light and offering views across the countryside. There is ample space here for both a seating area and a dining area. Wooden flooring adds warmth and character.

The kitchen (8.1m²), accessed from the living room, is functional in its current state, with a sink, fridge-freezer, freestanding cooker, and storage units. While it could benefit from modernisation, it is perfectly usable as it stands. From here, there is direct access to a utility area, which forms part of the attached barn/garage.

First Floor:

A staircase from the living room leads to a spacious hallway (13.2m²) with wooden flooring and a small storage nook.

From here, you access:

- Bedroom 1 (17.3m²) – with a window to the front and countryside views
- Bedroom 2 (13.4m²) – also front-facing with similar views
- Bedroom 3 (15.9m²) – a particularly generous room, again enjoying open views
(All bedrooms feature original wooden floors.)
- Shower room (5.7m²) with shower cubicle (shower with body jets), WC, sink, bidet, and hot water tank
- Separate WC (1.6m²)

Outbuildings :