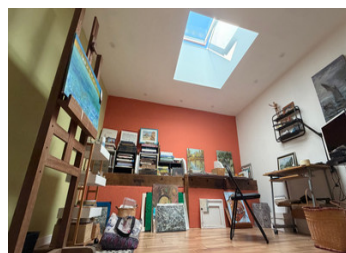


Beautifully renovated village house with large outbuildings and garden



INFORMATION

Town:	Bessé
Department:	Charente
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	7940 m2



IN BRIEF

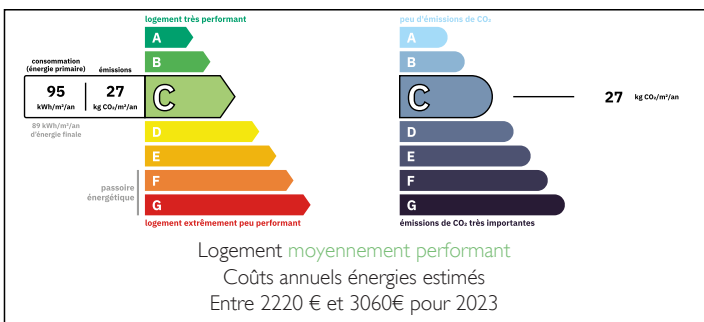
Located in the heart of the village, this renovated Charentaise home blends period charm with modern comfort and is ready to move into with no work required.

Behind an automated gate, a private courtyard offers generous covered parking for multiple vehicles. Inside, bright and spacious living areas include a dining room, comfortable lounge, fully fitted kitchen opening onto the terrace and garden, home office, and a winter lounge with a three-person spa.

The ground floor features a master suite with dressing room, shower room, and WC. Upstairs are three additional bedrooms and a large family shower room with WC.

Outside, a summer kitchen and covered entertaining area provide the perfect setting for gatherings, while an artist's studio offers space for creativity, hobbies,

ENERGY - DPE



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

Fully renovated Charentaise stone house located in the heart of the village

Total land area: 7,940 m² / 1.96 acres

- No renovation work required – move-in ready
- Total living space: approximately 185 m² (117.09 m² ground floor + 68.09 m² first floor)
- Automated entrance gate with large covered parking area for several vehicles
- Bright and spacious living areas throughout

Interior Features:

- Dining room / living room: 17.40 m²
- Lounge: 27.49 m²
- Fully fitted kitchen: 14.68 m²
- Home office: 18.80 m²
- Winter lounge with 3-person spa
- Ground-floor master bedroom: 18.20 m²
- Dressing room: 8.81 m²
- Ground-floor shower room: 6.17 m²

First Floor:

- Bedroom 1: 20.14 m²
- Bedroom 2: 12.42 m²
- Bedroom 3: 10.45 m²
- Large shower room: 16.53 m²
- Landing/hallway: 8.55 m²

Outdoor Features:

- Summer kitchen with covered entertaining area
- Artist's studio/workshop ideal for hobbies, creative projects or remote working
- Partly enclosed garden with open countryside views
- Peaceful rural setting

Technical Features:

- Aluminium double-glazed windows
- Rockwool insulation
- Fibre-optic internet
- Compliant individual drainage system
- Oil-fired central heating

NOTES