LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45618TSM16 Price: 139 995 EUR

agency fees included: 8 % TTC to be paid by the buyer (129 625 EUR without fees)

Turnkey renovated 2 bed home with attached garden, barn, garage and beautiful open views in peaceful location















INFORMATION

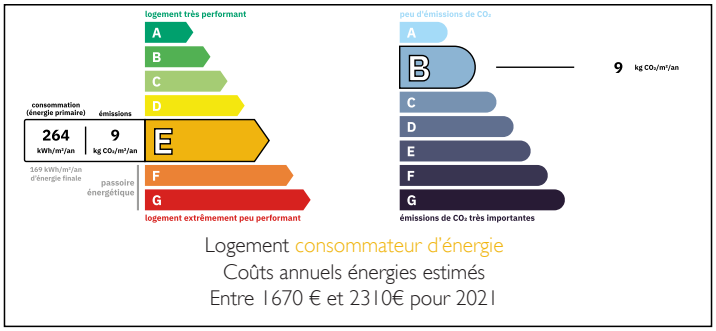
Town:	Suaux
Department:	Charente
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	1311 m2

IN BRIEF

Beautifully renovated detached home in the country with stunning views, barn and no work required. Set in a peaceful rural location, this move-in ready property offers calm countryside living while remaining just 7 minutes from supermarkets, shops and everyday amenities in Chasseneuil-sur-Bonnieure.

The house includes a fitted kitchen, spacious living room with high ceilings, ground-floor bedroom with en-suite, flexible mezzanine bedroom, utility room and garage access. Outside, the garden enjoys open panoramic views, with a detached barn offering useful storage, workshop or hobby space.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1670 € et 2310€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **600 EUR**

NOTES

DESCRIPTION

The modern and spacious fully fitted kitchen (25m²) offers plenty of workspace and storage. The efficient wood burner in here makes it a pleasant and sociable area for everyday cooking or entertaining family and friends.

This then flows into a living room (22.7m²) a light and welcoming space, with impressive high ceilings that enhance the feeling of space. Patio doors frame the beautiful countryside views, creating a peaceful backdrop to daily life.

Above, the mezzanine (25m²) is currently arranged as a second bedroom, but it offers excellent flexibility. There is potential to adapt or extend this area into the barn, subject to any necessary permissions, to create additional accommodation, an office, or a hobby space.

The ground-floor bedroom (11m²) benefits from its own en-suite shower room (5.3m²), complete with a walk-in shower, basin and wc. This makes the property particularly practical for single-level living.

A useful utility room (8.17m²) with WC (1.3m²) provides extra storage and direct access to the garage, adding to the convenience and functionality of the home.

Outside, the 3 connected well-maintained gardens have been designed to allow several areas to enjoy the open countryside views and offers a wonderful setting for relaxing, dining outdoors, entertaining, or simply enjoying a quiet morning coffee in peaceful surroundings.

A detached barn provides valuable additional space and could be used for storage, a workshop or other projects.

This is a beautifully presented rural property offering comfort, views, useful outbuildings and excellent value. With its peaceful setting and move-in ready condition,...

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