

SALE AGREED Pretty character house with heated pool, barn and manageable garden near Épenède, Charente

EXCLUSIVE

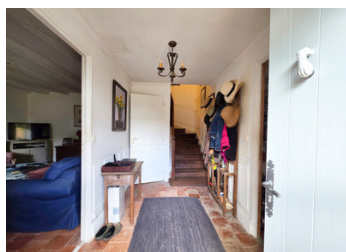


INFORMATION

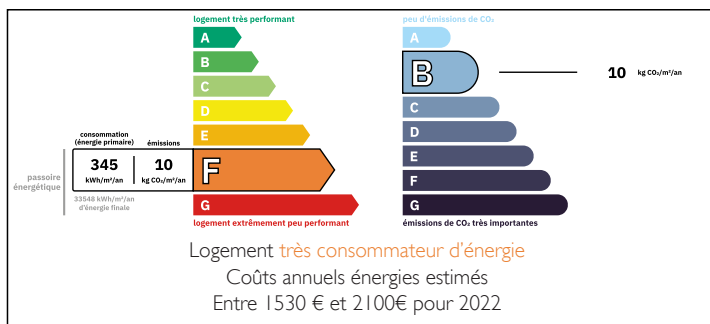
Town:	Épenède
Department:	Charente
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	510 m2

IN BRIEF

A very pretty character house just outside the village of Épenède in the Charente, with a heated in-ground swimming pool, barn, manageable garden and charming gravel courtyard. Full of warmth and character, this attractive home combines traditional features with important recent improvements, making it ideal as a permanent home or easy-to-maintain holiday home.



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.



LOCAL TAXES

Taxe foncière: 863 EUR

Taxe habitation: 550 EUR

NOTES

DESCRIPTION

This very pretty character house is set just outside the village of Épenède, in the peaceful Charente countryside. Offering a wonderful blend of charm, comfort and practicality, with spacious rooms, attractive features and excellent outdoor space, it would make an ideal permanent home, holiday retreat or stylish lock-up-and-leave property.

The house is entered through a welcoming entrance hall of approximately 6.1m², giving an immediate sense of character and setting the tone for the rest of the property.

From here, you enter the spacious kitchen of approximately 23.44m², a warm and inviting room with a wood burner, creating a cosy focal point for family meals, relaxed evenings and entertaining. The kitchen offers plenty of space for dining and everyday living, making it one of the heart-of-the-home rooms.

The living room, measuring approximately 20.17m², is another charming and comfortable space, featuring a wood burner and a traditional tomette tiled floor, adding warmth, authenticity and character. It is an ideal room for relaxing after a day by the pool or enjoying cosy evenings indoors. Also on the ground floor is a separate WC of approximately 1.56m².

Upstairs, there are two generous bedrooms, both with en-suite facilities, offering excellent comfort and privacy for owners and guests.

The first bedroom measures approximately 18.64m² and benefits from its own en-suite shower room with WC and basin, measuring approximately 2.53m².

The second bedroom is particularly spacious at approximately 19.8m² and has the added feature of a freestanding bath within the room, creating a charming and luxurious feel....