LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46214TRE16 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Beautiful 6-Bedroom Character Village Home with Heated Swimming Pool.















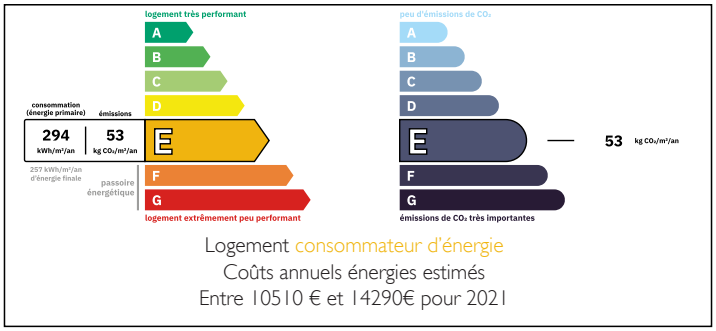
INFORMATION

Town:	Charmé
Department:	Charente
Bed:	6
Bath:	3
Floor:	392 m2
Plot Size:	861 m2

IN BRIEF

Situated in a picturesque village between Ruffec and Aigre, this beautifully maintained stone house, dating from 1856, offers generous and versatile accommodation with six bedrooms, three bathrooms and a heated swimming pool set within a private enclosed garden. Full of character, the property blends original features including exposed stone walls, oak beams and wood-burning stoves with modern comforts such as oil-fired central heating and spacious living areas. Ideal as a substantial family home, holiday retreat or property with income potential, the flexible layout also offers excellent scope to create a separate Airbnb or guest accommodation, subject to any necessary permissions.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 10510 € et 14290€ 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.

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NOTES

DESCRIPTION

Dating back to 1856, this charming character property enjoys an enviable position in a peaceful village between Ruffec and Aigre. Offering six bedrooms, three bathrooms and 3 spacious reception rooms, it provides flexible accommodation suited to a large family, multi-generational living or a home with guest accommodation.

The ground floor opens into a welcoming entrance hall leading to two generous living rooms, each featuring a wood-burning stove, creating warm and inviting spaces throughout the year. One enjoys attractive flagstone flooring and exposed oak beams, while the second benefits from direct access to the garden, making it ideal for entertaining.

A separate dining room sits alongside the fully fitted kitchen, while practical additions include a utility room, guest WC, ample storage and an adjoining 30m² workshop, offering excellent space for hobbies, storage or further development.

Upstairs, the principal sleeping accommodation comprises four bedrooms, including a superb principal suite with its own dressing room and en-suite bathroom. A spacious 54m² family room provides exceptional flexibility and could be used as an additional lounge, games room, studio or home office. Two further bedrooms are located on the second staircase, together with a family bathroom and an impressive 37m² renovated room, creating the potential for self-contained guest accommodation or a private living area.

Outside, the enclosed 861m² garden offers excellent privacy and has gated vehicular access through a covered entrance. At its heart is a superb heated 10m x 5.5m swimming pool surrounded by a sun terrace, while two covered terraces provide...