

Charming 1850s Charentaise with secluded courtyard – a spacious renovation project full of potential



INFORMATION

Town:	Salles-d'Angles
Department:	Charente
Bed:	4
Bath:	1
Floor:	133 m2
Plot Size:	1214 m2

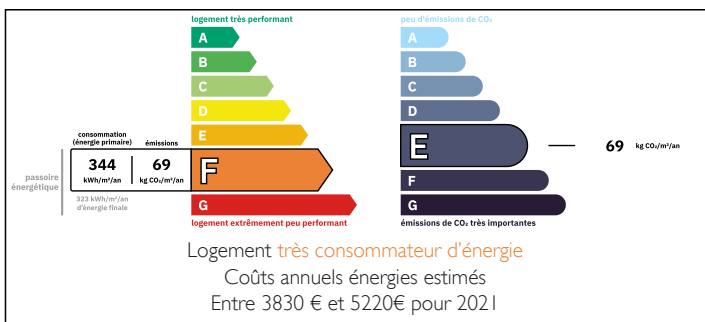
IN BRIEF

Tucked away behind large traditional gates, this characterful 1850s Charentaise stone house offers approximately 133 m² of habitable space, generous proportions and a particularly attractive south-facing, completely secluded courtyard garden.

The property has been neglected in recent years and now requires substantial renovation, but its charm and potential are immediately apparent. With its spacious rooms, wooden floors, period details and sheltered courtyard, this is a house waiting for someone with imagination to bring it back to its former glory.



ENERGY - DPE



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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: 1383 EUR

NOTES

DESCRIPTION

PLEASE NOTE: The advertised price of €194,400 HAI includes both the house and a separate plot of land at a short distance from the property. The house and land may also be purchased separately: €171,200 HAI for the house alone or €26,600 HAI for the plot alone.

The existing accommodation is arranged on the ground floor and includes a welcoming entrance hall, a particularly generous salon with wooden flooring, fireplace and attractive ornamental ceiling detail, a dining room, spacious kitchen, four bedrooms, bathroom and separate WC. Well-proportioned rooms give the house a wonderful sense of space and character.

An entire first floor, currently inaccessible and not included in the stated habitable surface, offers exciting potential for the creation of substantial additional living accommodation, subject to the necessary works and permissions. This considerably enhances the possibilities for anyone wishing to undertake a larger renovation project.

Below the house is a dry basement extending beneath the entire footprint, together with additional standing-height storage space.

Outside is one of the property's greatest attractions: a beautiful, private south-facing courtyard garden, hidden from view and offering a wonderfully peaceful outdoor living space. There is also an outbuilding, covered parking for two cars and access through a large double gate. A functioning well situated beside the entrance is shared with the neighbouring property.

Importantly for a renovation project of this nature, the house is considered structurally sound and the roof was redone approximately five years ago. The interior, kitchen, wooden window frames and shutters, heating...