

Stunning 3-bed barn conversion with over 6000m2 of land - close to Ruffec

EXCLUSIVE



INFORMATION

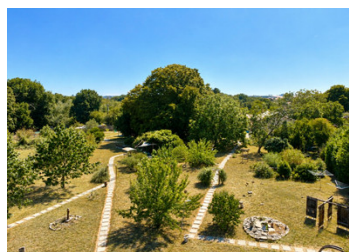
Town:	Villiers-le-Roux
Department:	Charente
Bed:	3
Bath:	3
Floor:	190 m2
Plot Size:	6400 m2

IN BRIEF

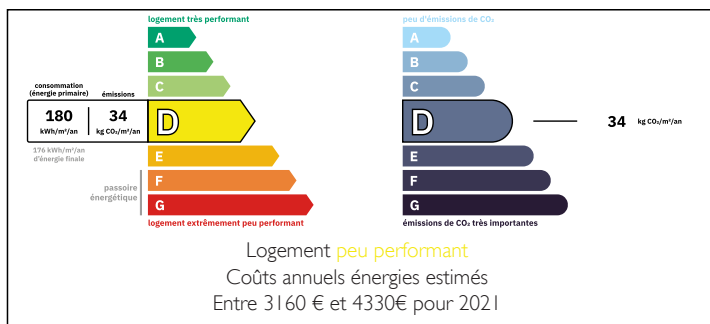
This exceptional architect-designed barn conversion offers stylish countryside living, combining original character with contemporary comfort. The spacious home features a stunning open-plan living and dining area, a fully equipped kitchen with pantry and utility room, a ground-floor office or guest bedroom, and an impressive mezzanine lounge.

The luxurious principal suite includes a dressing room and elegant bathroom, while a second bedroom benefits from its own en-suite. Underfloor heating, double glazing and an eco-friendly wastewater system ensure year-round comfort.

Outside, the beautifully landscaped gardens of over 6000m² provide a peaceful retreat with a covered pergola terrace, Japanese-inspired garden, pétanque court, summer house, raised seating areas and multiple entertaining spaces, complemented by a garage, carport and ample private parking.



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: 1549 EUR

NOTES

DESCRIPTION

Occupying a peaceful position in the heart of the Charente countryside, this exceptional architect-designed barn conversion effortlessly combines the charm of a traditional stone property with the comfort and style of modern living. Beautifully renovated by skilled French craftsmen, the home has been thoughtfully designed to maximise light, space and functionality while retaining its original character.

The accommodation extends to approximately 190m² and centres around an impressive open-plan living and dining area, creating a welcoming space for both everyday family life and entertaining. The fully fitted kitchen is complemented by a pantry and separate utility room, while a versatile ground-floor office can easily serve as a guest bedroom or additional reception room.

A striking mezzanine overlooks the main living area, providing an elegant second lounge, reading room or media space with a ladder leading to a handy storage area above.

The spacious principal suite offers a peaceful retreat, complete with a dressing room and luxurious bathroom, while the second double bedroom enjoys the privacy of its own en-suite facilities. Three bathrooms and shower rooms ensure convenience for both family and guests.

The property has been finished to an excellent standard throughout and benefits from underfloor heating, double glazing, a gas combi boiler and an approved eco-friendly reed-bed wastewater treatment system, offering efficient and comfortable year-round living.

Outside, the beautifully landscaped gardens have been carefully designed to create a series of tranquil spaces for relaxation and entertaining. A covered pergola terrace provides the perfect setting for outdoor dining, while the...