

Exquisite Detached Renovated Farmhouse. 4 beds, 3 bath, Garden, heated pool and terrace with stunning views.

EXCLUSIVE



INFORMATION

Town:	Val des Vignes
Department:	Charente
Bed:	4
Bath:	3
Floor:	268 m2
Plot Size:	26661 m2

IN BRIEF

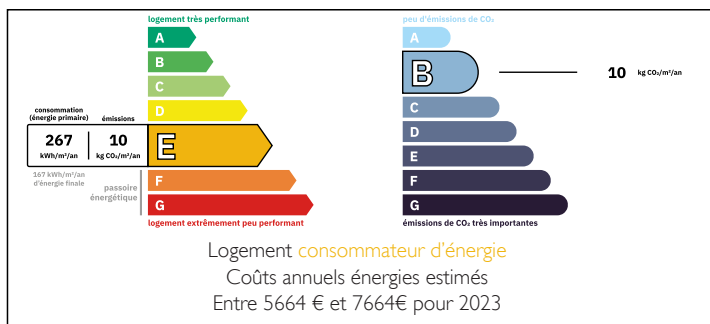
Surrounded by open countryside and sweeping views, this exceptional, beautifully restored Charentaise farmhouse combines timeless architectural features with thoughtful modern renovations. Tucked away at the end of a peaceful country lane in a small rural hamlet, this truly special property offers privacy, character and remarkable versatility.

The magnificent pool area, with its covered terrace and exceptional views, is perfect for outdoor living and entertaining.

Inside, the property continues to impress. There are four excellent double bedrooms, with the potential to create a fifth with minimal effort. One bedroom is conveniently situated on the ground floor with a shower room adjacent. The spacious, beautifully appointed family kitchen/dining room is complemented by a fully equipped summer kitchen



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.



DESCRIPTION

A Beautifully Renovated Charentaise Farmhouse in an Exceptional Setting

Situated in a peaceful rural location just two minutes from Blanzac (16250), this beautifully renovated and exceptionally well-presented Charentaise farmhouse offers a wonderful combination of timeless character, modern comfort and remarkable versatility.

The property has undergone extensive renovation and is now presented in superb condition – quite simply, a home that is ready to move into and enjoy. Double glazing, underfloor heating in the kitchen and highly efficient modern electric heating, which can be controlled remotely, ensure comfort throughout the year.

NOTES

Original features abound, and great care has been taken to preserve the character and charm of this wonderful country house. Beautiful architectural details have been retained wherever possible, creating a home with genuine personality and a warm, welcoming atmosphere.

The House

The ground floor offers an exceptionally flexible arrangement of living and entertaining spaces.

A large and beautifully appointed family dining kitchen provides the heart of the home, complemented by a cosy sitting room with wood-burning stove. There is also a ground-floor double bedroom with a shower room conveniently situated next door.

A further reception room, currently used as a sitting room, could equally be used as a formal dining room, study or additional living space. At the opposite end of the house is a fully equipped summer kitchen with its own shower room – an