LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47666TSM16 Price: 272 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (255 000 EUR without fees)

Renovated character 3-Bed Stone Farmhouse with 1.1ha Smallholding, Barn & Outbuildings – Charente















INFORMATION

Town:	Oradour-Fanais
Department:	Charente
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	11004 m2

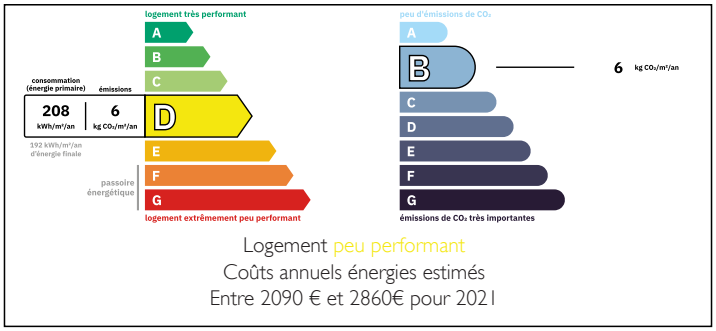
IN BRIEF

Renovated 3-bedroom stone farmhouse with over 1.1 hectares of land, barn and workshop, situated near Oradour-Fanais in the Charente countryside.

The property offers a peaceful rural setting with excellent smallholding potential, while remaining within easy reach of everyday amenities. Confolens, Bellac and Saint-Junien provide supermarkets, shops, restaurants and services, while Limoges offers a wider range of facilities and international airport connections.

With character accommodation, useful outbuildings and adjoining land, this is an attractive option for buyers seeking a permanent home, holiday property or lifestyle move to south-west France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2090 € et 2860€ 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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LOCAL TAXES

Taxe foncière:	**1054 EUR**

NOTES

DESCRIPTION

Set in the peaceful Charente countryside near the village of Oradour-Fanais, this beautifully renovated 3-bedroom stone farmhouse offers generous living space, substantial outbuildings and over 1.1 hectares of fenced land. Full of character and perfectly suited to a smallholding lifestyle, the property combines traditional features with practical modern improvements.

The heart of the house is the impressive 38.3 m² kitchen, with high ceiling, tiled floor, gas range cooker, butler sink and pellet burner. A door opens directly onto the gravelled rear terrace, creating an easy flow between the house and garden.

Adjoining the kitchen is a versatile 21 m² room with tiled flooring and its own door to the rear terrace. Currently ideal as a storeroom, it could equally serve as a home office, hobby room or additional ground-floor bedroom.

The spacious 39.39 m² living room is packed with character, with exposed stone walls, traditional timbers, tiled flooring and an original stone feature sink. A wood-burning stove with back boiler provides heating to the radiators throughout the house.

Also on the ground floor is a generous 28.13 m² room currently used as a bedroom. With exposed beams, tiled flooring and its own wood burner, it would also work beautifully as a second sitting room, dining room or family room.

The main entrance leads into a hallway with staircase to the first floor.

Upstairs, the first bedroom measures 18.48 m² and features beautiful exposed timbers, wooden flooring and built-in storage. The second upstairs bedroom, measuring 17.9 m², also has wooden floors,...