

Charming Stone Cottage with Courtyard Garden and Barns



INFORMATION

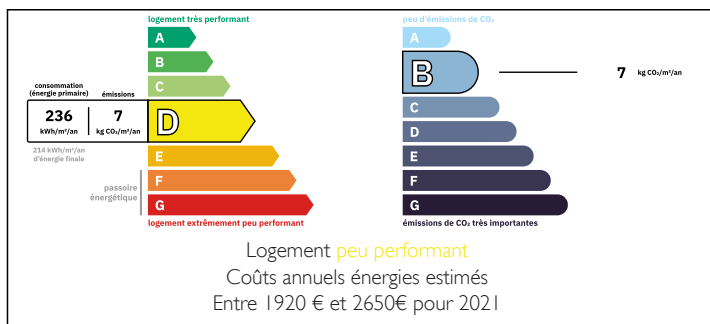
Town:	Aunac-sur-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	163 m2
Plot Size:	570 m2



IN BRIEF

A beautifully presented stone cottage full of character, set in a peaceful hamlet just 5 minutes from Aunac and 10 minutes from picturesque Verteuil-sur-Charente. The ground floor offers a spacious entrance hall, attractive kitchen/dining room overlooking the courtyard, double bedroom, stylish bathroom with roll-top bath and separate shower, and a cosy sitting room with exposed stone walls and wood-burning stove. Upstairs are two double bedrooms, each with an en-suite shower room, plus a study/reading area. Outside, a private courtyard garden with covered terrace is complemented by two substantial barns, a garage and further outbuildings. Double glazed with pellet-fired central heating and presented in excellent condition, this charming home is ready to move straight into and enjoy.

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 presented stone cottage, full of character and charm, situated in a peaceful small hamlet just five minutes from the shops and amenities of Aunac and around ten minutes from the picturesque village of Verteuil-sur-Charente.

The property opens into a lovely, spacious entrance hall with wooden flooring and an open staircase. From here, you enter the attractive kitchen/dining room, fitted with a range of units and enjoying views over the pretty courtyard garden - a welcoming space for both everyday living and entertaining.

Also on the ground floor is a comfortable double bedroom overlooking the courtyard, together with a particularly spacious and stylish bathroom featuring a freestanding roll-top bath and separate shower.

Tucked away towards the rear of the house is a cosy sitting room with exposed stone walls and a wood-burning stove, creating a wonderfully inviting space. A door leads through to a useful utility/store room and WC, with further access to the adjoining barn/garage, which can also be reached directly from the parking area at the rear.

Upstairs, a generous landing provides an ideal study or reading area. There are two good-sized double bedrooms, each benefiting from its own en-suite shower room, making the layout particularly practical for family and guests.

Outside, the cottage opens onto a delightful private courtyard garden with a covered terrace – perfect for relaxed outdoor dining and enjoying the peaceful surroundings. Two substantial barns sit on the opposite side of the courtyard, providing privacy and tranquillity, while additional smaller outbuildings offer...

LOCAL TAXES

Taxe foncière: 1570 EUR

NOTES