

Recently Renovated 2-Bed Village Home with Spacious Rooms, Salles-Lavalette



INFORMATION

Town:	Salles-Lavalette
Department:	Charente
Bed:	2
Bath:	1
Floor:	94 m2
Plot Size:	0 m2

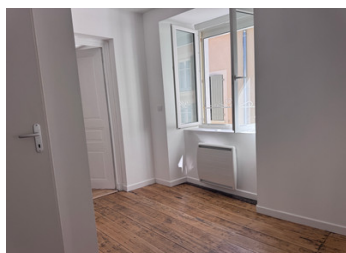
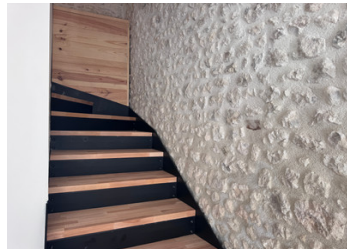
IN BRIEF

Recently renovated and ready to move into, this attractive two-bedroom village property offers bright, spacious accommodation in the heart of Salles-Lavalette.

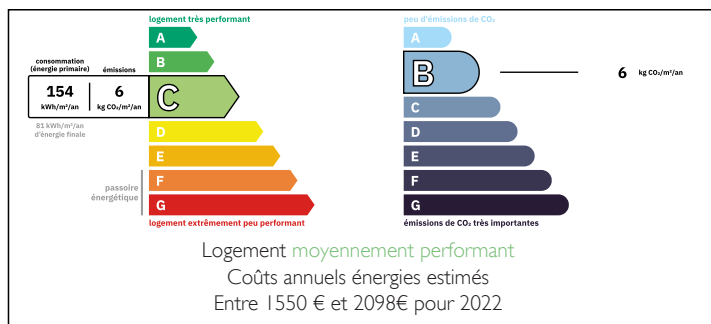
Within easy walking distance of the local boulangerie and a very popular restaurant, it is ideally placed for enjoying village life without the need for a car for everyday essentials.

The property combines original character features, including fireplaces, with brand-new electrics, double glazing and electric heating. The generous first-floor landing could easily provide a home office or additional relaxation space.

Sold empty and ready to enjoy, this is an ideal lock-up-and-leave home, permanent residence or low-maintenance French retreat.

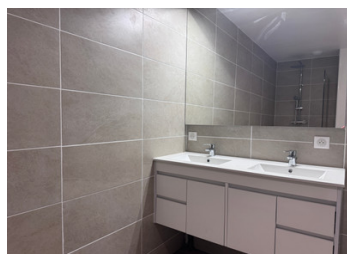


ENERGY - DPE



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

Located in the welcoming village of Salles-Lavalette, this recently renovated two-bedroom property offers a wonderful combination of traditional character and modern comfort. Bright, spacious and ready to move into, it would make an excellent permanent home, holiday property or easy-to-maintain base in the Charente countryside.

One of its major attractions is its village location. The property is within walking distance of a local boulangerie for your morning bread and pastries, as well as a particularly popular local restaurant, making it possible to enjoy some of the simple pleasures of French village life without having to get in the car.

Ground Floor

The front door opens directly into the generous open-plan kitchen and dining area (17.75m²). This provides a practical and welcoming entrance to the home, with plenty of space for a dining table and fitted kitchen.

From here, the accommodation flows through into the 18.36m² living room, a light and comfortable space featuring a character fireplace and an air-conditioning unit. The fireplace is currently non-functional but provides an attractive original feature and focal point.

The living room also provides access to the 10.37m² cave, offering useful storage space.

First Floor

Upstairs, a particularly spacious 16.73m² landing provides more than simply circulation space. With its generous proportions and natural light, it could readily be arranged as a home office, reading area, study or additional sitting space.

There are two well-proportioned bedrooms:

Bedroom 1 – 15.32m², with an attractive feature fireplace.

NOTES