

## Charming character stone house with garden in picturesque hamlet



## INFORMATION

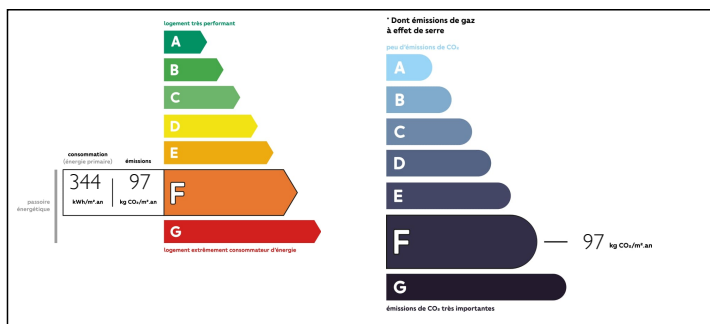
Town:	Fontaine-Chalendray
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	158 m2
Plot Size:	1538 m2



## IN BRIEF

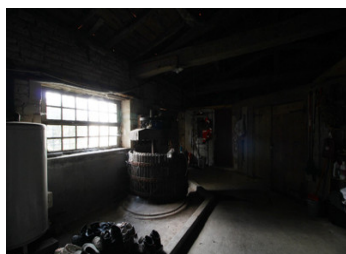
Nestled in the heart of a quaint and picturesque hamlet, this stone house exudes timeless charm and character, offering a unique opportunity to create your dream home in a serene countryside setting. Located just a scenic 10-minute drive from a village with essential amenities, this is the perfect pied a terre with plenty of potential. Immerse yourself in the idyllic surroundings of this stone house, where history and nature converge. Whether you envision a rustic retreat, a family home, or a creative haven, this property invites you to make your mark and create a truly bespoke living experience. Don't miss the chance to own a slice of countryside paradise in this enchanting hamlet.

## 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: 730 EUR

## NOTES

## DESCRIPTION

### Key Features:

**Stone Property:** This stone house is a testament to timeless craftsmanship, boasting a façade that tells a story of a bygone era. With its sturdy stone walls and aged charm, it is a canvas waiting to be transformed into a magnificent residence.

**Generous Gardens:** Embrace the outdoor lifestyle with both a front and back garden, providing ample space for relaxation, gardening, and al fresco dining. The well-maintained grounds offer a peaceful escape, surrounded by the tranquility of the countryside.

**Spacious Living Areas:** The interior features a generously sized living room, perfect for entertaining guests or enjoying cozy evenings by the fireplace. A well-appointed kitchen provides the ideal space for culinary endeavors, and a downstairs office adds practicality to the layout.

**Rustic Barns:** Adding to the allure of the property are several large barns, providing additional space for storage, workshops, or the possibility of converting them into unique living spaces. These structures add a touch of authenticity and rural charm to the estate.

**Convenient Location:** While offering a secluded retreat, the property is conveniently located within a short 10-minute drive from a village with essential amenities, including shops, cafes, and other necessities. Strike the perfect balance between rural tranquility and modern convenience.

**Renovation Opportunity:** The property presents a fantastic opportunity for those with a vision and a passion for restoration. The house requires renovation work, allowing the future owner to infuse their personal style and preferences into this charming canvas.

The house includes a living room, kitchen, one