



## Chocolate box pretty,

16230, Puyréaux, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 3 Baths

Chocolate box pretty

€274,200

Ref: BVI60224

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## Property Description

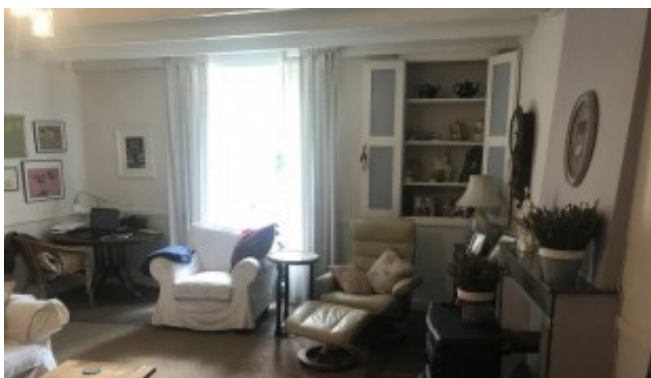
This traditional stone farmhouse, full of character and offering flexible living along with spacious outside space, is doubled glazed and located in a quiet neighbourhood.

The large sitting room, with log burner, is cool in summer and warm in winter. The kitchen, central to the house, adjoins the dining room. An area above the dining room currently used as a studio has potential to be developed to another bedroom. The large laundry room with WC provides storage space. There are three exits to the garden providing a glow of natural light to the interior. Upstairs on the first floor two bedrooms share a bathroom with shower, bath, basin and WC. A further bedroom and shower room at the top of the house is spacious and currently used by the owners as guest accommodation.

Outside the gardens have been well tended and there are many areas to hide away with a book or a drink. The gardens lead to a lake that gives access to the river.

Two very large barns have potential to be developed (when correct planning in place).

Located close to the N10 with ease of access to Angouleme this is an ideal property for a holiday or permanent home.



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