LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38314PBE16 Price: 195 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 556 EUR without fees)

Charming Maison de Maître with Nearly 1 Hectare, Character Features & Outbuildings







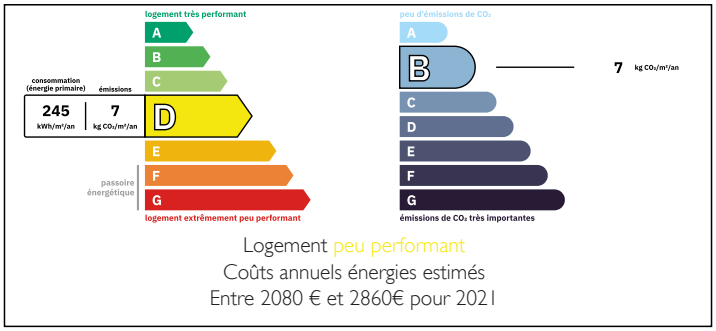








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2080 € et 2860€ pour 2021

INFORMATION

Town:	Brettes
Department:	Charente
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	9052 m2

IN BRIEF

This elegant Maison de Maître combines timeless charm with modern comfort, offering a beautifully renovated interior, original features, and generous living spaces.

The house retains many authentic period details (parquet floors, exposed beams, and stone walls) while benefiting from modern updates such as double-glazed windows and electric heating.

The ground floor offers a welcoming entrance hall, a spacious kitchen, and a large living room, while the first floor includes three bright bedrooms and two bathrooms, including a master suite with dressing area.

Set on nearly one hectare of land, the property is perfect for those looking to keep horses or small animals. Several large outbuildings, including barns and workshops, provide great potential for stabling,

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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DESCRIPTION

Detailed Description:

Ground Floor:
Entrance hall (17 m²)
Spacious kitchen (30 m²)
Living room (32 m²)

First Floor:
Landing (16 m²)
Master bedroom (30 m²) with shower, WC, sink, dressing, and cupboard housing hot water boiler
Bedroom (16 m²) with charming mezzanine area
Bedroom (10 m²)
Jack and Jill bathroom

Outbuildings:
Large barn (approx. 160 m²) – roof needs replacing
Attached barn (approx. 30 m²)
Workshop (approx. 15 m²)
Open-fronted barn (approx. 150 m²) – ideal for storage or stabling
Several other small outbuildings

Land:
Graveled courtyard
Orchard
Large field – ideal for horses or small livestock

Conclusion:
With its generous proportions, period charm, and nearly one hectare of land, this property is ideal for those seeking a character home with space and potential.
Whether as a family residence, equestrian retreat, or countryside getaway, this Maison de Maître offers elegance, comfort, and opportunity in equal measure.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES