LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39669AAO16 Price: 210 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (195 000 EUR without fees)

Idyllic Charente Haven with Panoramic Views, Pool & Gîte/Guest House

EXCLUSIVE







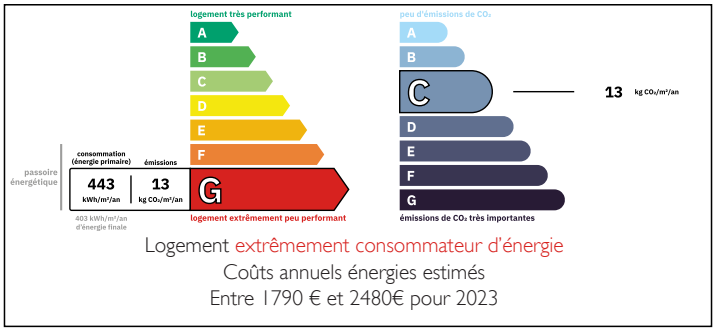








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1790 € et 2480€ pour 2023

INFORMATION

Town:	Pillac
Department:	Charente
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	3020 m2

IN BRIEF

A secluded rural retreat with extraordinary views, private pool, guest accommodation, and development potential.

Located in the south of the Charente, this peaceful property is part of the commune of Pillac, yet enjoys total tranquillity with no immediate neighbours. The main house offers panoramic views across the surrounding countryside, a south-east facing terrace, a swimming pool and a detached guest house.

Some works will be required (pool and septic tank)

Just 10 minutes from both Saint-Séverin and Montmoreau, offering supermarkets, a bakery, restaurants, and other local services. Montmoreau has a TER railway station (with services to Bordeaux and Angoulême), while the vibrant town of Ribérac (20 minutes) offers one of the region's best year-round weekly markets. For international travel,

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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LOCAL TAXES

Taxe foncière:	**616 EUR**
Taxe habitation:	**437 EUR**

NOTES

DESCRIPTION

Additional photos available upon request

Main House:

With double glazing throughout, this charming stone property is filled with light and well-oriented for enjoying the surrounding nature.

Ground Floor:
- Open-plan Living Room & Kitchen (45.5 m²)
Bright and spacious with French doors opening onto the terrace, a wood-burning stove, and windows on both sides. The kitchen features fitted wall and base units, gas hob (bottled gas), oven, extractor fan, and a window with views over the rear garden.

- Bathroom (7.6 m²)
Large walk-in shower, heated towel rail, space for a washing machine and tumble dryer, and an electric hot water tank.

- Separate WC (1.6 m²)

- Entrance Hall (6.3 m²)
Provides access to a utility cupboard housing the electrical board.

- Ground Floor Bedroom / Bedroom 1 (13.8 m²)
A bright and spacious room, ideal for those seeking ground-floor living or increased accessibility.

First Floor:
- Bedroom 2 / Office (15.6 m²)
An insulated converted attic room, currently used as an office but equally suitable as a bedroom. Offers the same breathtaking countryside views as the terrace below.

- Convertible Loft Space (29.2 m²)
A large, additional attic space, ideal for development into a third bedroom with en-suite, hobby room, or additional living area.