

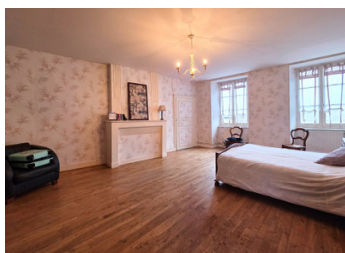
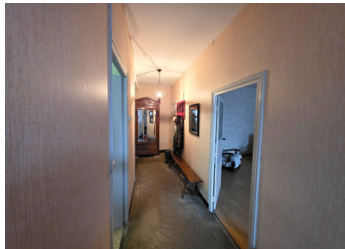
Character village property with outbuildings - excellent development potential near Confolens



EXCLUSIVE

INFORMATION

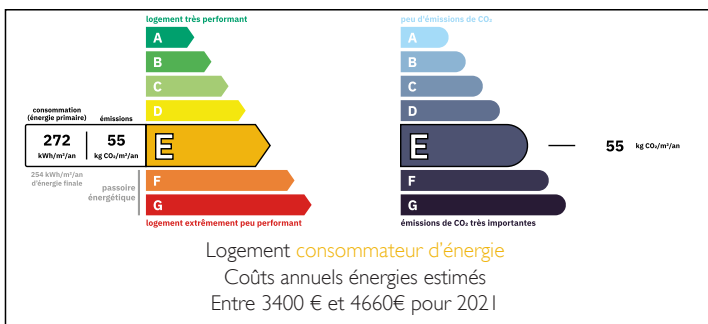
Town:	Brillac
Department:	Charente
Bed:	2
Bath:	1
Floor:	110 m ²
Plot Size:	1309 m ²



IN BRIEF

Set at the entrance of a popular village with amenities, this substantial granite stone property offers exceptional potential for a family home, holiday accommodation, gîtes or rental investment. The property benefits from three independent entrances and comprises a habitable house of approx. 110 m² together with around 200 m² of outbuildings and attics to renovate, all set on a generous plot with garden and private courtyard. Village with bakery, grocery shop, school, pharmacy and holiday village with swimming pool. 10 km from Confolens (16), 20 km from Saint-Junien (87), 40 minutes from Limoges Airport. 40 minutes from Ruffec TGV station (Paris-Bordeaux line).

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:

523 EUR

NOTES

DESCRIPTION

Ground floor:

Entrance hall (9.2m²)

Kitchen feature a wood fired cuisiniere, sink and boiler (15.34m²)

Adjoining pantry (4m²)

Living room with fireplace (23.23m²)

WC (3.7m²)

Large second pantry with external access

First floor:

Large bedroom of approx. 30m² with 18th-century fireplace and high ceilings

Shower room with WC (10.1m²)

Second bedroom of approx. 18.65 m²

Outbuildings:

Approx. 200 m² of stone outbuildings and attics, some with fireplaces dating back to medieval periods. Ideal for creating multiple gîtes, guest accommodation, summer kitchen or professional activity. Convertible attics.

Exterior:

Attached garden of approx. 1,200 m² which is constructible and able to have a pool (following relevant permissions.)

Well with water year-round

Gated private internal courtyard (approx. 200 m²) with outbuildings

Mains drainage

Oil-fired central heating

Hot water tank new

Roof of the main house redone in 2015

Roofs on some outbuildings redone in 2025

*The property next door is also for sale with us ref A36444SSI16, you could buy both and make one very large village property that could be a B&B.

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