LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43975NIE16 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Versatile Property Near Chalais – Two 2-Bed Homes or Create One Spacious 4-Bed Family Residence















INFORMATION

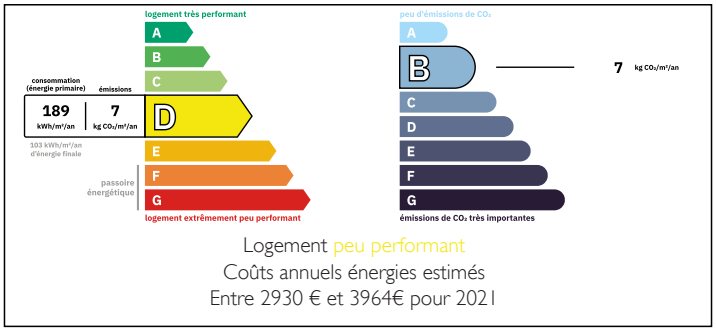
Town:	Brie-sous-Chalais
Department:	Charente
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	1500 m2

IN BRIEF

Nestled in the peaceful village of Brie-sous-Chalais, just minutes from the lively market town of Chalais, this rare property offers outstanding value with two separate two-bedroom homes—perfect for multi-generational living or rental income.

The fully renovated gîte features a stylish loft-inspired interior & brand-new kitchen. The adjoining main house offers spacious living with a new kitchen, wood burner, and scope to personalise. With double glazing throughout, a covered outdoor dining area, ample parking, and a garden ready to shape to your vision, this is an ideal opportunity to embrace flexible French countryside living.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2930 € et 3964€ pour 2021

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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NOTES

DESCRIPTION

The Gîte (Fully Renovated)
The first house has been recently renovated and benefits from full UPVC double glazing throughout.

You enter into a superb open-plan living space (41.15m²), designed in a New York loft style, combining lounge, dining, and a fully fitted brand-new kitchen with hob, oven, dishwasher, and fridge. The space is bright, modern, and welcoming.

A mezzanine level (13.31m²) overlooks the living area, ideal as a home office, reading area, or occasional bedroom, adding both character and practicality.

Sleeping accommodation includes:

Bedroom 1: 12.09m² (10.31 + 1.78)
Bedroom 2: 15.23m²
A contemporary bathroom (approx. 7.5m²) completes the layout. Flooring is a stylish mix of wood laminate and travertine tiles, creating a clean, modern feel throughout. There is also direct access to the outside.

The Main House
Next door, the second house offers comfortable living with excellent potential.
The entrance opens into a generous open-plan living space (29m²), featuring a newly installed kitchen, dining area, and lounge centred around a wood burner—perfect for cosy evenings.

A spacious hallway provides practical storage.

Accommodation includes:

Bedroom 1: 19.72m² with external access
Bedroom 2: 23.32m², a large master bedroom
The bathroom (7.57m²) includes a bath and hot water tank, and there is a separate WC (1.63m²). There is scope here to update and add value if desired.