

Master's house of character in a charming little village not far from Villefagnan



INFORMATION

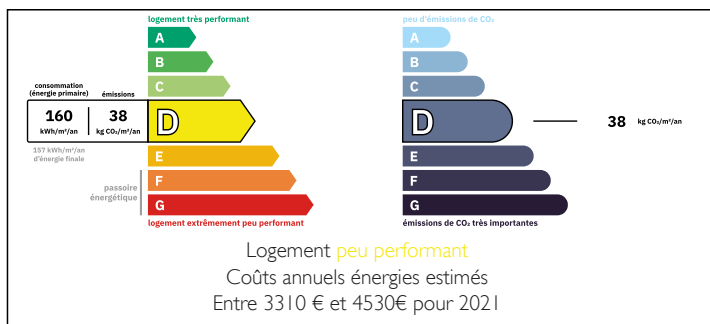
Town:	Brettes
Department:	Charente
Bed:	5
Bath:	2
Floor:	209 m2
Plot Size:	4266 m2



IN BRIEF

A stunning 5-bedroom period residence offering 209 m² of living space, set within 4,266 m² of mature grounds. A perfect blend of character, volume, and countryside tranquility.

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.



DESCRIPTION

A stunning 5-bedroom period residence offering 209 m² of living space, set within 4,266 m² of mature grounds. A perfect blend of character, volume, and countryside tranquility.

The Residence : An impressive entrance hall leading to two grand reception rooms and a kitchen. The property boasts 5 spacious bedrooms, 2 bathrooms, and 2 WCs.

Exceptional ceiling heights throughout and large windows providing a bright, airy feel with a desirable South-East exposure.

The Grounds : Over an acre (4,266 m²) of private, wooded gardens with beautiful, unobstructed countryside views.

Authentic Charm : Features include a traditional stone bread oven, a well, and numerous outbuildings offering significant potential for conversion (guest cottages/gîtes) or extensive storage.

Location : Ideally situated in the peaceful Charente countryside, yet close to the popular village of Villefagnan.

A visit is highly recommended

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

NOTES