LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44381SMP16 Price: 530 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR without fees)

Beautifully restored farmhouse and gîte, with a pool in a secluded setting at the end of a lane.















INFORMATION

Town:	Montbron
Department:	Charente
Bed:	7
Bath:	4
Floor:	320 m2
Plot Size:	27452 m2

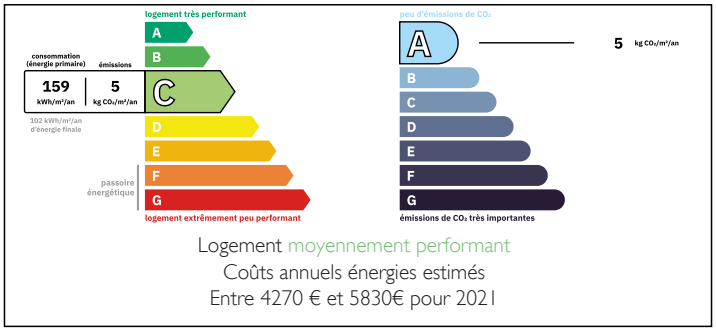
IN BRIEF

Hidden at the end of a 500m tree-lined driveway, this beautifully restored farmhouse offers complete seclusion in the heart of the French countryside, set within 3 hectares of pasture and woodland. The main house features a striking double-height kitchen and dining space, a cosy lounge with original fireplace, and a flexible ground-floor room for guests or office use. Upstairs, four bedrooms include a master with en-suite, plus a large family bathroom.

An attached self-contained gîte provides excellent potential for guest accommodation or rental income, with its own entrance, open-plan living space, and up to four bedrooms.

The grounds include a 20m lap pool, covered terrace, orchard, working well, and three large barns ideal for storage, workshops, or further development. Solar panels add sustainability.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4270 € et 5830€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44381SMP16 Price: 530 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (500 000 EUR without fees)







NOTES

DESCRIPTION

Main house :
At the heart of the home lies a striking farmhouse kitchen and dining area, where the full height of the original roof has been preserved, creating a wonderful sense of volume and light. This is a space made for long, relaxed meals and gatherings with family and friends.

From here, the home flows into a comfortable main lounge with original fireplace, as well as an additional private ground-floor sitting room that can easily serve as a guest bedroom with en-suite or home office.

An elegant open staircase leads from the kitchen into a spacious hallway landing, currently used as a library and second sitting space. This level offers four bedrooms, including one master bedroom with en-suite, and a separate family bathroom. The potential fourth bedroom is currently set up as a relaxation space with an infrared sauna—can easily be adapted into a study or a single bedroom.

The Gîte / Second House

Attached to the main house is a charming, fully self-contained second house (gîte), offering total privacy with separate access, excellent flexibility for guest accommodation, holiday rental, or multi-generational living.

Entering the gîte, you are welcomed into an open-plan kitchen, dining and utility room and living space on the ground floor, ideal for relaxed, country living. Also on this level is a cosy double bedroom, a bathroom with bath, and a separate WC.

An additional room on this level, currently being used as a home office, offers a perfect...