LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44694SHH16 Price: 395 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (372 642 EUR without fees)

Spacious Charentaise house with Independent Guest Suite, Swimming Pool & Stone Barn







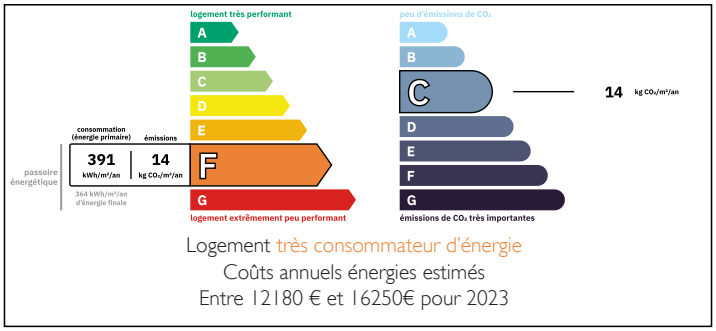








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 12180 € et 16250€ pour 2023

INFORMATION

Town:	Nonac
Department:	Charente
Bed:	8
Bath:	8
Floor:	350 m2
Plot Size:	8633 m2

IN BRIEF

Set in the peaceful countryside of southern Charente, this welcoming Maison Charentaise offers approximately 350 m² of flexible living space, combining traditional character with generous family accommodation.

LOCATION

Nature lovers can step straight from the front door onto beautiful walking routes through the surrounding countryside. The town of Montmoreau is just 8 minutes away for all amenities and its railway station, while Angoulême, with its TGV station offering fast rail links to Paris and Bordeaux, can be reached in around 40 minutes. Furthermore, the village of Aubeterre-sur-Dronne, listed as one of the Most Beautiful Villages in France, is less than 20 minutes

Situated in the centre of the Nouvelle-Aquitaine with Cognac, Saint Emilion, Brantôme, La Rochelle and Bordeaux for day trips.

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:	**1729 EUR**

NOTES

DESCRIPTION

The property comprises 8 bedrooms in the main house, an independent en-suite guest suite, two generous sitting rooms, a breakfast salon with secondary kitchen, and a spacious multi-purpose room currently arranged as a yoga and wellness studio.

Substantial investment has already been made, including a new roof on both the house and stone barn, double glazing throughout and a new swimming pool liner, ensuring that many of the most significant capital works have already been completed.

The property currently has a DPE rating of F, and we believe in being completely transparent. The guide price of €445,000 has been set to reflect the remaining improvements recommended enhancing year-round comfort and energy efficiency, including upgrading the heating system, installing roof insulation, fitting a mechanical ventilation (VMC) system and completing recommended works to the fosse. Unlike many properties with a similar energy rating, the principal structural improvements have already been carried out, allowing future owners to focus on improving comfort and efficiency rather than major building works.

Set within approximately 8,600 m² of mature gardens, this is a spacious and adaptable French country home offering privacy, character and exceptional flexibility. Equally suited as a permanent residence, an extended family home or a second home in France. It also offers excellent potential for welcoming paying guests or operating a small Chambers d'hôtes business, should a new owner wish to do so.

PLEASE CONTACT ME FOR MORE DETAILS

GROUND FLOOR

ENTRANCE HALL – 11m²

A welcoming central hallway providing access to the