

Elegant Charentaise Property with Pool, Gardens & Independent Annexe

EXCLUSIVE



INFORMATION

Town:	Sainte-Sévère
Department:	Charente
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	1540 m2

IN BRIEF

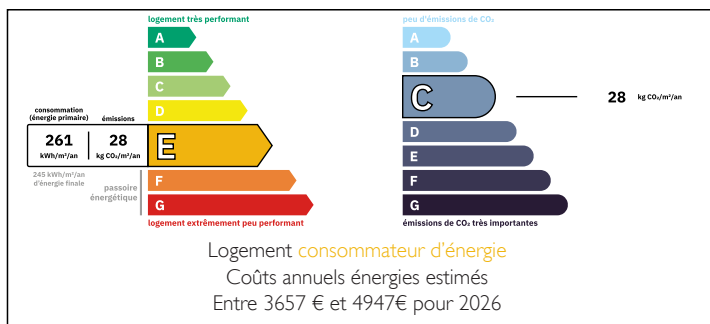
Tucked away in a peaceful hamlet just minutes from Matha and Cognac, this charming country property beautifully combines classic French character with relaxed countryside living. Original tiled floors, a graceful period staircase and light-filled rooms create a warm and welcoming atmosphere throughout.

Set within beautifully maintained grounds with mature shrubs, lawn and a swimming pool, the property is perfect for long summer afternoons, entertaining family and friends, or simply enjoying the tranquility of rural France.

The main house offers a spacious entrance hall, two reception rooms, a generous vaulted kitchen, shower room, three bedrooms and two bathrooms. A separate two-bedroom annexe provides ideal guest accommodation or holiday rental potential, while extensive outbuildings and a garage offer ample parking and workspace.



ENERGY - DPE



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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

Main House

Ground floor

Entrance hall 15m²

Lounge 32m²

Dining room 16.5m²

Kitchen 21.5m²

Utility room 12m²

Toilet 4m²

Shower room 6m²

1st floor

Bedroom 1 31m² Shower room included

Bedroom 2 33m²

Bedroom 3 9m²

Bathroom 8m²

Annexe

Ground floor

Open plan living room, kitchen, dining room 66m²

1st floor

Bedroom 1 28.5m²

Bedroom 2 30m²

Bathroom 6.6m²

There is an integral garage/workshop between the 2 houses measuring 31m² and a large covered barn with parking for several cars measuring 100m²

The pool is chlorine and measures 10x 5 and had a new liner in 2025

The house heating is oil central heating and electric radiators.

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

NOTES