LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45566ZAG16 Price: 349 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 095 EUR without fees)

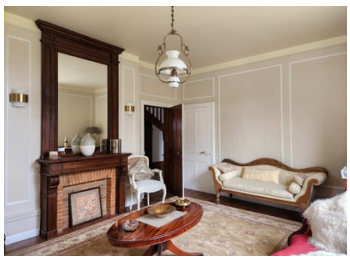
Serene Character House, 6.65 Ac. Remarkable Views, Gîte to Renovate, Back on Market due to Mortgage Rejection















INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	5
Bath:	2
Floor:	340 m2
Plot Size:	26925 m2

IN BRIEF

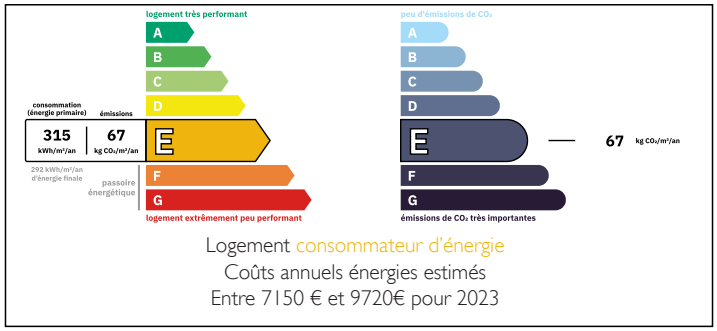
Character House with Original Charm, 6.65 Acres of Land and Remarkable Views

Set in a peaceful countryside location near Chabanais, this charming period property enjoys outstanding panoramic views and sits on approximately 6.65 acres (26,925 m²) of land. The elegant main residence retains many original features, including decorative mosaics, beautiful woodwork, fireplaces, high ceilings, and spacious reception rooms filled with natural light.

The house offers five generous bedrooms, functional living spaces, and beautiful views over the surrounding landscape. A separate outbuilding requiring renovation provides excellent potential for a guest house, holiday rental, studio, or other project.

Ideally located close to Confolens, Saint-Junien, Limoges, and only 30 minutes from Limoges Airport, this property is perfectly suited as a family home, equestrian property, tourism venture, or investment

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7150 € et 9720€ pour 2023

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:	**1100 EUR**

NOTES

DESCRIPTION

Discover a unique property where timeless elegance, absolute tranquility, and nature come together to offer an exceptional lifestyle.

Located on the outskirts of Chabanais, in the heart of the French countryside, this magnificent estate enjoys outstanding panoramic views and a strategic location close to Confolens, Saint-Junien, and the city of Limoges.

The property sits on 26,925 m² of land (approximately 6.65 acres), fully surrounded by nature. Its vast wooded meadows provide the perfect setting for horses, outdoor activities, or rural lifestyle projects.

The main residence retains all the charm and character of traditional period homes. From the elegant entrance hall, one immediately appreciates the high-quality original features: decorative mosaics, handcrafted woodwork, and a generous layout designed for comfort and natural light.

The reception rooms feature high ceilings, solid wood floors, original fireplaces, and large windows opening onto the park and surrounding landscape, creating a warm and prestigious atmosphere.

The kitchen is bright and functional, combining charm and practicality, ideal for both everyday living and entertaining guests.

Upstairs, five spacious bedrooms all enjoy beautiful views over the surrounding nature. The original wooden floors add warmth and authenticity, while the bathrooms are in excellent condition.

The semi-basement includes several utility and storage rooms, offering additional functionality and multiple layout possibilities.

In addition, a separate outbuilding to renovate provides an excellent opportunity to create a guest house, holiday rental, studio, or bespoke personal project.

Just 30 minutes from Limoges Airport and close to all essential amenities, this property combines privacy, space, and potential in a privileged...