LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46212JR16 Price: 299 999 EUR

agency fees included: 6 % TTC to be paid by the buyer (283 019 EUR without fees)

A spacious, airy and light 4/5 bed family home with excellent energy rating near Challignac







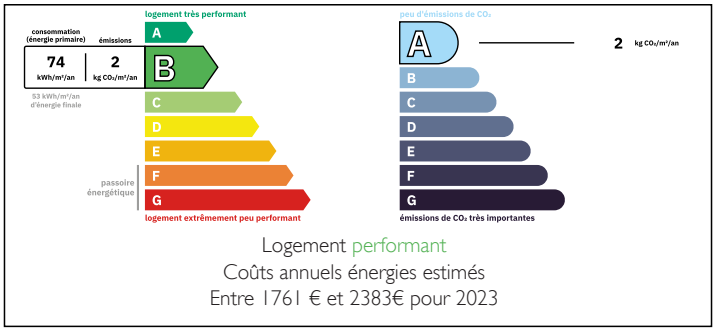








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1761 € et 2383€ pour 2023

INFORMATION

Town:	Berneuil
Department:	Charente
Bed:	4
Bath:	2
Floor:	333 m2
Plot Size:	1343 m2

IN BRIEF

Nestled in a pretty village near Chillac, this stunning 333 m² family residence has been lovingly and comprehensively renovated to offer a rare blend of authentic period charm and modern comfort. Dating from around 1900, the house retains its original soul while delivering contemporary quality of the highest standard. This is not simply a house – it is a home with personality, history, and space to breathe.

Spectacular living space - a breath-taking open living room of nearly 85 m² with an original fireplace, bathed in natural light throughout the day

Four generous bedrooms including a superb master suite with private facilities

Completely renovated using quality materials; original features carefully preserved and enhanced including chestnut wood flooring, period staircase, exposed oak beams, interior well and a traditional

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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DESCRIPTION

An Exceptional Family Home in the Heart of Charente

The Property – A Room-by-Room Journey

The Living Heart of the Home

From the moment you cross the threshold, you feel the unmistakable soul of the place. The ground floor is arranged around a spectacular living room of nearly 85 m², a space so generous it becomes the natural centre of family life, entertaining, and quiet relaxation. The original period fireplace remains the focal point, perfect for winter evenings with a glass of local Cognac. Exposed oak beams supporting hight ceilings soar overhead, the interior well whispers of centuries past, and the traditional bread oven stands as a beautiful reminder of the home's bakery heritage. All of these historic elements have been sensitively incorporated into a renovation that uses first class materials and quality finishes to create an atmosphere that is at once warm, harmonious, and elegant.

Natural light floods the space through well-proportioned openings, and the volume is such that the room feels grand without ever feeling cold. Whether you are hosting a large dinner party, decorating a Christmas tree, or simply reading by the fire, this room adapts to every mood and season.

The Kitchen and Practical Spaces

The fitted kitchen has been designed with both beauty and functionality in mind. Quality units provide ample storage and work surfaces, while the layout ensures the cook remains connected to the rest of the household. An adjoining pantry/utility (cellier) offers essential additional storage for wine, preserves, and kitchen equipment –...

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