LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46588JMR16 Price: 190 000 EUR

agency fees to be paid by the seller

Spacious character home with pool and garden in the heart of a village







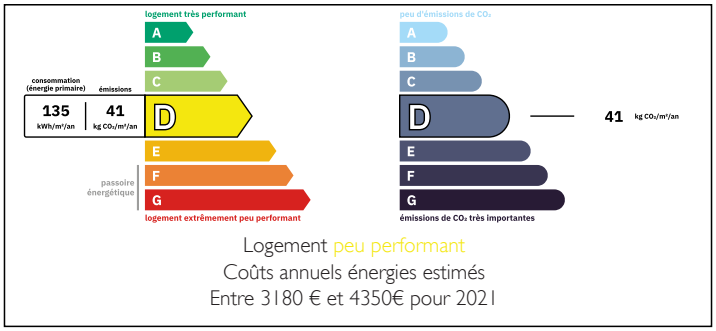








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3180 € et 4350€ pour 2021

INFORMATION

Town:	Coteaux-du-Blanzacais
Department:	Charente
Bed:	6
Bath:	2
Floor:	298 m2
Plot Size:	1062 m2

IN BRIEF

Situated just 30 minutes from Angoulême and 1 hour 15 minutes from Bordeaux, this spacious character home enjoys a peaceful location in the heart of a village with local amenities nearby.

Offering generous accommodation, it includes several reception rooms, six bedrooms, a home office, a 56 m² master suite, and a 65 m² attic with exposed beams, providing excellent potential for additional living space.

Set within enclosed gardens of 1062m², the property features a swimming pool (liner in the process of being changed) with a covered terrace, ideal for entertaining and relaxing with family and friends. An original washhouse at the end of the garden adds charm and authenticity to this unique property. With its generous proportions and flexible layout, this home would make an ideal family residence, holiday home, or boutique guest house in a desirable

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46588JMR16 Price: 190 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This charming character property enjoys a peaceful setting in the heart of a thriving village with everyday amenities close at hand. Surrounded by mature gardens and offering excellent privacy, it provides an ideal balance of village life and countryside tranquillity. Offering generous living space and excellent potential, the property is perfectly suited as a family home, holiday retreat, or boutique bed and breakfast.

The accommodation features several spacious reception rooms, six bedrooms, a home office, and an impressive principal suite of approximately 56 m². A 65 m² attic with exposed timber beams presents an exciting opportunity to create additional living accommodation, subject to any necessary permissions.

Outside, the enclosed garden centres around a swimming pool with an adjoining covered terrace, creating the perfect space for entertaining family and friends. At the far end of the garden, an original washhouse adds charm and character, reflecting the property's heritage.

The house would benefit from some updating, including cosmetic refurbishment, and the installation of a VMC, allowing new owners to personalise the property to their own taste.

A wonderful opportunity to acquire a substantial village home full of character, offering generous accommodation and outstanding potential in a sought-after rural setting.

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr