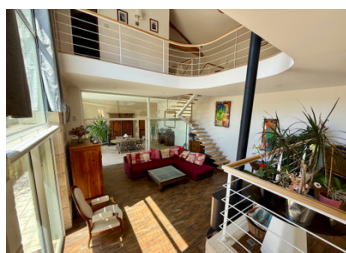


Detached 4 bedroom house with stunning views. Extremely private. Near Cognac/Angouleme



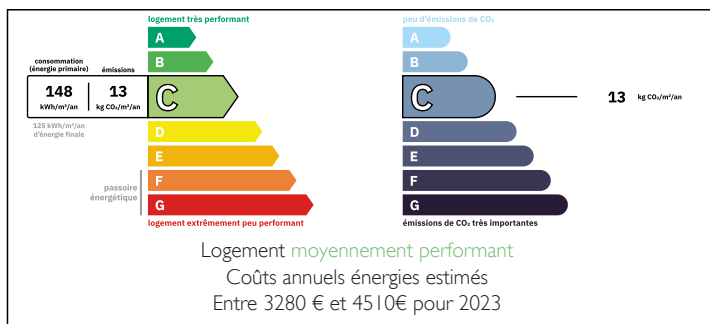
INFORMATION

Town:	Bellevigne
Department:	Charente
Bed:	4
Bath:	2
Floor:	308 m2
Plot Size:	3900 m2

IN BRIEF

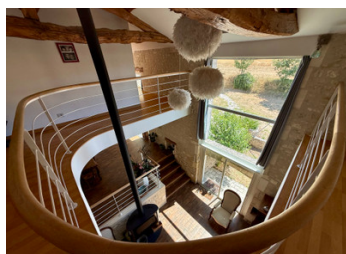
Set in the rolling countryside of the Charente, this charming early 19th-century Charentaise farmhouse offers peace, privacy and character in a beautiful rural setting. The property provides approximately 308 m² of living space, plus 174 m² of barns and outbuildings. The ground floor includes a spacious fitted kitchen, dining room, vaulted living room with wood-burning stove, conservatory, office (or potential ground-floor bedroom), utility room and WC. Upstairs are four generous bedrooms, including a principal suite with dressing room, a mezzanine, family bathroom, shower room and two WCs. Outside, the 3,900 m² garden features fruit trees, terraces, a traditional bread oven, stone barbecue, above-ground pool and a well. An efficient hybrid heating system combines a heat pump, wood heating and oil backup for year-round comfort. Barbezieux 10 mins Chateaufort 6 minutes. Bordeaux 1hr 15

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1012 EUR

NOTES

DESCRIPTION

Set in the rolling countryside of the Charente, often referred to as the "Charente Tuscany" for its gentle hills and picturesque scenery, this charming period property offers peace, privacy and generous living space in an idyllic rural setting.

Originally built in the early 19th century, the traditional Charentaise farmhouse has been thoughtfully combined with a former adjoining outbuilding to create a spacious and well-balanced family home. The property offers approximately 308 m² of living accommodation, complemented by a further 174 m² of outbuildings, providing excellent flexibility for a variety of projects.

The entrance opens into a welcoming 32 m² reception room with an insert fireplace. Currently used as a home office, this room could easily become a ground-floor principal bedroom with an en-suite shower room if required.

The fully equipped 31 m² kitchen is both spacious and practical, leading through a split-level layout to a 30 m² dining room, an impressive 33 m² vaulted sitting room with a wood-burning stove, and a bright 28 m² conservatory that enjoys lovely views over the garden. A utility room and separate WC complete the ground floor. The conservatory also provides direct access to a large 104 m² barn and an additional adjoining 28 m² outbuilding.

Upstairs, exposed beams add warmth and character throughout the sleeping accommodation. A landing leads to a 17 m² mezzanine overlooking the sitting room, creating an ideal reading area or additional living space. The principal suite includes a private dressing room, while three further generously proportioned bedrooms...