LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47281EB17 Price: 405 980 EUR

agency fees included: 6 % TTC to be paid by the buyer (383 000 EUR without fees)

Character Stone Farmhouse with Gîte, Pool & Outbuilding – Peaceful Setting Just 5 Minutes from Baignes







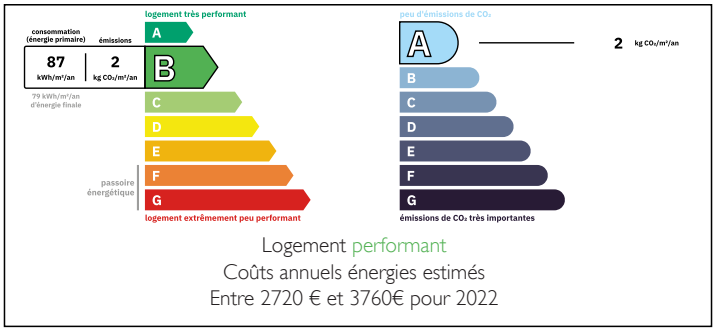








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2720 € et 3760€ pour 2022

INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	6
Bath:	4
Floor:	354 m2
Plot Size:	4590 m2

IN BRIEF

Beautifully renovated stone farmhouse offering spacious and versatile accommodation in a peaceful rural setting, just 5 minutes from Baignes-Sainte-Radegonde.

The main house features generous living spaces including a high-quality kitchen overlooking the pool, with 4 bedrooms, studies and 2 shower rooms upstairs and a bathroom downstairs. Outside, enjoy private enclosed gardens and a salt-water swimming pool with hard cover. A 50m² attached gîte provides excellent potential for guests or rental income, while an additional 80m² outbuilding offers useful storage, workshop or development potential (subject to permissions).

With character, space, income potential and an excellent energy rating B, this is an attractive countryside property ready to enjoy.

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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NOTES

DESCRIPTION

This beautifully presented property offers a wonderful combination of character, space and versatility, making it an ideal permanent home, holiday retreat or property with excellent potential for rental income.

The main house has been carefully renovated to provide spacious and comfortable accommodation while retaining the charm of a traditional French farmhouse. The ground floor includes generous living areas; a high-quality fitted kitchen overlooking the swimming pool, living room, bathroom and a further room that could be either a bedroom, study or second living area.

Upstairs are four bedrooms, additional study/office space and two shower rooms, providing plenty of accommodation for family and guests.

Outside, the property really comes into its own. The house sits within a fully enclosed private garden, with a salt-water swimming pool fitted with a hard cover, creating a lovely space for relaxing, entertaining and enjoying the long summer months.

A 50m² 1 bedroom attached gîte provides excellent flexibility. Whether used for visiting family and friends, holiday accommodation or an additional income stream, it adds significant value and versatility to the property.

There is also an approximately 80m² outbuilding, offering substantial storage, workshop or further potential, subject to any necessary permissions.

Located in a quiet countryside setting, yet only 5 minutes from Baignes-Sainte-Radegonde and its everyday amenities, the property offers the best of both worlds: peace and privacy without being isolated.

With its excellent DPE rating of B, generous accommodation, independent gîte, swimming pool