A charming stone house with an outbuilding and the potential to serve as a second home in the heart of a villa

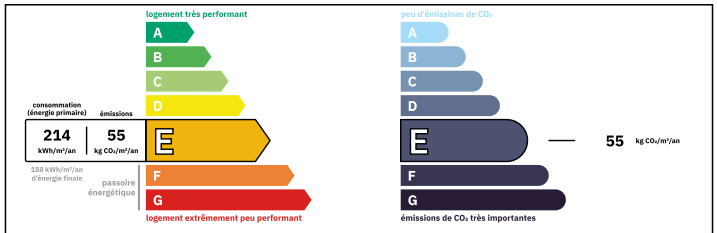
INFORMATION

Town:	Brossac
Department:	Charente
Bed:	3
Bath:	2
Floor:	174 m2
Plot Size:	698 m2

IN BRIEF

Discover this superb stone house full of character, charm, and authenticity, ideally located in a neighborhood where daily life is within walking distance of local shops, a mini-market, a pharmacy, and a market. The main house captivates from the moment you enter with its architecture, a testament to its history. On the ground floor, a well-organized layout features a living room, a dining room, an office, one bathroom, a half-bath, and a garage. Upstairs, a spacious hallway converted into a library leads to the various rooms: three bedrooms, an office, a walk-in closet, one bathroom, and a half-bath. The house features a harmonious and inviting layout. A large adjoining outbuilding of approximately 120 m² completes this property. Formerly a residence, it offers great potential for restoration as a home, studio, or professional space. Here, everything comes together to...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2802 € et 3792€ 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.

DESCRIPTION

House of approximately 174 m² comprising:
- Ground floor: 1 living room, 1 kitchen, 1 laundry room, 1 dining room, 1 bathroom, 1 toilet, 1 toilet outside, 1 office that could be converted into a bedroom.
- Upstairs: 3 bedrooms, an office, 1 walk-in closet, 1 bathroom, 1 toilet

An outbuilding of approximately 133 m² with 5 rooms in need of restoration.
1 garage, 1 well, and 251 m² of outdoor land suitable for a vegetable garden.

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

LOCAL TAXES

Taxe foncière: **1099 EUR**

NOTES