LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48628JNV16 Price: 298 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (280 000 EUR without fees)

Stunning 4-Bedroom (Plus Mezzanine) Stone Longère – 211 m with Countryside Views and 2,000 m Garden















INFORMATION

Town:	Coulgens
Department:	Charente
Bed:	3
Bath:	2
Floor:	211 m2
Plot Size:	2045 m2

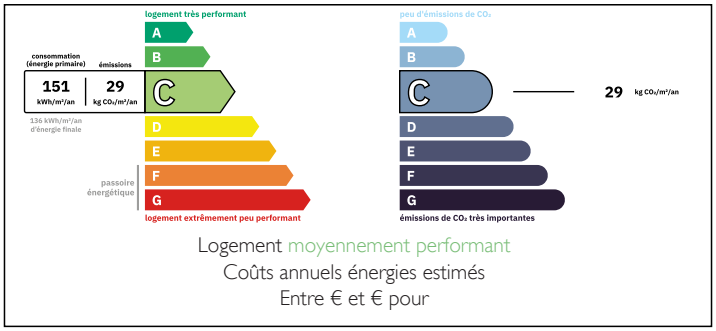
IN BRIEF

Stone farmhouse of 211 sqm composed as follows:

ground floor:
Kitchen --> 27sqm
bathroom and WC --> 13sqm
Lounge --> 21.5sqm
Dining room --> 49sqm
Cellar --> 18sqm

1st floor:
mezzanine --> 11sqm
bedroom 1 --> 20sqm
bedroom 2 --> 20sqm
bedroom 3 --> 21sqm
landing --> 3sqm
Bathroom and WC --> 7sqm

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre € et € pour

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: A48628JNV16 Price: 298 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (280 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**793 EUR**

NOTES

DESCRIPTION

Full of rustic charm and character, this beautiful traditional stone longère (approx. 2,110 sq ft / 211 m²) offers spacious, flexible living in a tranquil and picturesque countryside setting.

Key Features:
Charming Living Spaces: A large, fully fitted kitchen, a welcoming living room, and a characterful dining room featuring an open mezzanine overhead (ideal for a home office, snug, or reading area).

Accommodation: 3 generously sized bedrooms upstairs, alongside a shower room with WC. Downstairs benefits from a well-appointed family bathroom with WC and a useful utility/store room (cellar).

Outdoor Oasis: Set within a private half-acre (approx. 2,045 m²) garden boasting uninterrupted, far-reaching views over the surrounding countryside.

Al Fresco Living: A lovely summer terrace, perfect for outdoor dining and entertaining, plus an outbuilding/shed for convenient storage and garden tools.

Energy & Maintenance:
Comfort & Efficiency: Good overall insulation, double-glazed PVC windows throughout, and a sound roof in good condition.

Flexible Heating: Oil-fired central heating complemented by a wood-burning stove—ideal for winter evenings.

A truly delightful French country home combining authentic character with modern comforts. Early viewing is highly recommended!

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