

A four bedroomed family home with modern heated pool, barn and outbuildings. Wonderful country views.



INFORMATION

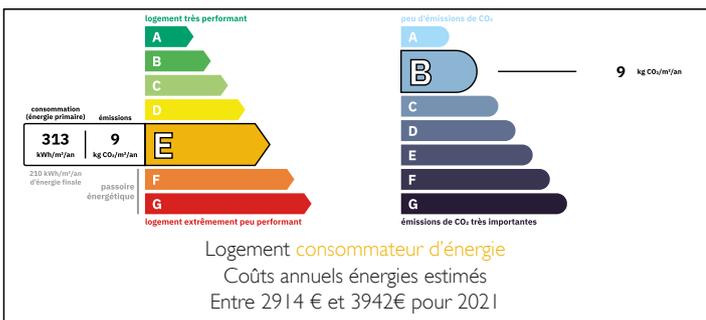
Town:	Chillac
Department:	Charente
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	4661 m2



IN BRIEF

Set in a spacious but manageable garden with many mature shrubs and trees, this four bedroomed Charentais longère benefits from a modern in-ground heated swimming pool along with various outside seating and dining spaces, covered parking, barn and workshop. There's even an additional building, with gîte potential, ready to renovate.

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.



DESCRIPTION

Charming Stone Longère in Charente with Pool & Gîte Potential

Discover a peaceful retreat in the beautiful Charente countryside — this 200 m² longère-style farmhouse is set on a generous 4,661 m² plot, surrounded by mature trees and offering panoramic country views. Approached via a quiet country lane, this property combines authentic rural character with modern amenities.

Spacious Accommodation: The house features 4 bedrooms (one on the ground floor for accessibility or seasonal comfort) and 4 bathrooms, including two en suites.

Authentic Features: Exposed stone walls, wooden beams, and traditional design give this property real character and charm.

Modern Comfort: A beautifully heated in-ground swimming pool, complete with electrically operated safety cover, invites relaxation, while several shaded outdoor dining areas make it perfect for al fresco living.

Outbuildings & Potential: Includes a barn/workshop plus an additional building with gîte potential — ideal for holiday rentals or guest accommodation.

Recent Renovations: The main house and barn benefited from a new roof in 2022, significantly reducing future renovation costs.

Parking & Access: Private parking, a covered parking area, and good access make the property very practical.

Location: In the rural hamlet of Chillac (Charente) — offering serenity, but still within 45 minutes of Angoulême and about 1 hour from Bordeaux.

Energy & Utility Information:

Estimated annual energy costs: €2,914–€3,942

LOCAL TAXES

Taxe habitation: EUR

NOTES