

A renovated 3 bed,3 bath house with barns and land of 1.8ha plus above ground pool. Disability friendly



INFORMATION

Town:	Brillac
Department:	Charente
Bed:	3
Bath:	3
Floor:	153 m2
Plot Size:	18191 m2

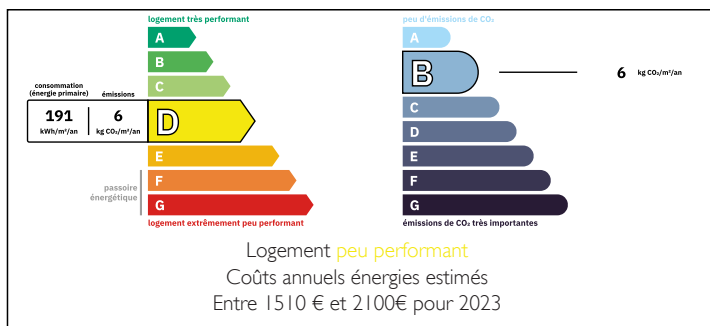
IN BRIEF

This property is located in a small rural hamlet just 1km from the village of Brillac and 16km from the pretty town of Confolens. The house has been fully renovated to provide a high level of comfort whilst still retaining character.

An ideal property for someone keeping horses or other animals or for somebody needing large spaces for work or hobbies.



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

Ground Floor:

Open plan Living Space (71.5m²), a large area that serves as the central hub of the home, combining living, dining, and kitchen spaces. The wood burner adds a cozy element, while French doors lead to a covered terrace, making indoor-outdoor living easy. The beautiful exposed timbers and tiled floors contribute to a rustic, yet elegant feel. The fitted kitchen has an integrated microwave & oven, a gas hob and space for a dishwasher and washing machine. A spiral staircase leads up to a mezzanine snug (14.5m²), offering a cozy, tucked-away space perfect for reading or relaxing.

Bedroom 1 (14.2m²) located on the ground floor, features an ensuite shower room (6.36m²) with a WC, both rooms are accessible for wheelchair users including the shower. Doors open directly onto the covered terrace, enhancing accessibility and connection to the outdoors.

Upper Levels:

Bedroom 2 (16.2m²) includes an ensuite shower room with a WC, providing comfort and privacy for guests or family members.

Bedroom 3 (17.2m²) Another staircase leads to this larger bedroom, which boasts an ensuite bathroom (8.1m²) complete with a bath, shower, double basins, and WC.

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES

To the front of the house is a covered terrace and to the rear is another covered terrace and bar area, a fantastic feature for entertaining guests or simply enjoying a drink while overlooking the pool area. The short distance between the terrace and the pool makes it convenient for everyone to move between spaces. The decked terrace adds...