

Dream Family Home in Brossac - Spacious Entertaining Areas, Garden, Stables & Easy Access to Barbezieux



INFORMATION

Town:	Brossac
Department:	Charente
Bed:	3
Bath:	3
Floor:	211 m2
Plot Size:	8834 m2

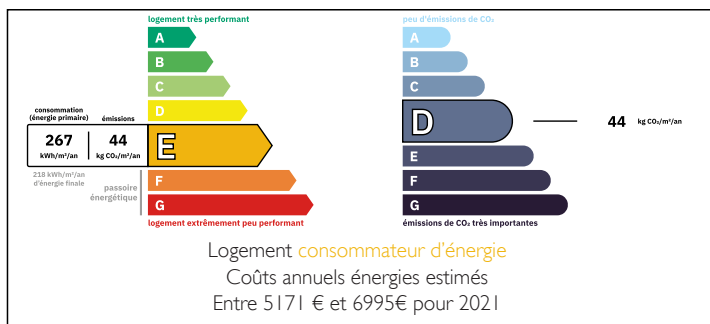


IN BRIEF

Nestled in the peaceful countryside near Brossac in Nouvelle-Aquitaine, this charming family home blends character and modern comfort with easy access to Barbezieux, Chalais, Bordeaux and Angoulême.

The bright lounge with wood-burner, stylish kitchen with island and underfloor heating, and elegant dining room opening to a covered terrace make it ideal for year-round living and entertaining. The ground floor features a luxurious bedroom suite with fireplace, walk-in wardrobe and en-suite, plus an office/snug, bathroom and hallway. Upstairs are two further bedrooms and shower room. Outside, enjoy mature gardens, stables, barn, car-port and fields. Local shops, schools, leisure lake and tennis are nearby. Priced for quick sale – a rare opportunity in Charente.

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.



LOCAL TAXES

Taxe foncière: 1514 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover authentic French countryside living in this beautifully maintained home, ideally located near Brossac with easy access to Barbezieux, Chalais, Angoulême and Bordeaux. Perfect for families or as a holiday retreat, the property offers comfort and character year-round—whether enjoying sunshine in the garden or relaxing by the fire in winter.

Ground Floor:

Spacious central hallway (26 m²) with direct garden access

Bright lounge (31 m²) with wood-burner and double-glazing

Stylish fitted kitchen (27 m²) with island, quality appliances & underfloor heating

Elegant dining room (20 m²) opening onto covered terrace and garden

Cosy snug/office (12 m²) for work or hobbies

Large family bathroom (12 m²) with bath, walk-in shower & WC

Luxurious main bedroom suite (26 m²) with fireplace, walk-in wardrobe, en-suite and storage

First Floor:

2 further bedrooms (13 m² & 14 m²), light-filled and recently updated

Shower room with WC

Loft storage (33 m²), potential for conversion

Outside:

Mature lawned garden, stables, fields, a 48 m² car-port and 106 m² barn with concrete floor—ideal for equestrian use, hobbies or secure storage.

Amenities & Location:

Walking distance to local shops, bakery, butcher, cafés, school, tennis courts and leisure lake. Excellent connections: Chalais 7 km, Barbezieux 15 km, Angoulême 40 km, Bordeaux 90 km.

Attractively priced for a quick sale—contact us today to view!