

Spacious 4-Bedroom Stone House with Lake Views, Office & Large Terrace – A Fisherman's Dream



INFORMATION

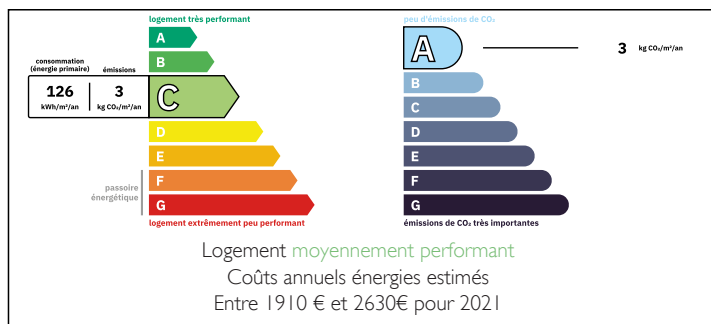
Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	4
Bath:	3
Floor:	260 m2
Plot Size:	1162 m2

IN BRIEF

Welcome to this stunning stone-built residence offering beautiful lake views, spacious interiors, and a tranquil setting – perfect for nature lovers and fishing enthusiasts. This 4-bedroom home blends rustic charm with modern comforts, including a fully fitted kitchen, multiple reception rooms, and a master suite with jacuzzi. Located just 3 km from Baignes and 8 km from Barbezieux, the property also boasts a vast shaded terrace, a double garage, and easy access to the N10. Enjoy the peaceful countryside while staying well connected to schools, shops, and services. With its generous layout, scenic surroundings, and high-end finishes, this property offers exceptional value and potential for a growing family or a serene second home retreat.

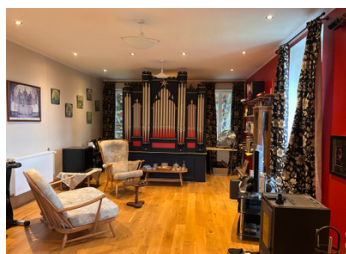


ENERGY - DPE



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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious and beautifully finished stone-built home offers the perfect balance of traditional charm and modern convenience, set against the backdrop of a peaceful lake and wooded landscape.

As you enter the home, a grand hallway leads directly to a large covered rear terrace—the perfect spot to relax while enjoying the open views of the lake, where fishing is permitted (fee-based).

On the ground floor, you'll find:

A bright and welcoming living room (38m²) featuring exposed stone walls and a cozy wood-burning stove

A modern fully fitted kitchen (15m²) with double ovens and hobs, leading into

A spacious dining/living room (41m²)—ideal for entertaining large families or guests

A walk-in shower room with WC, plus a boiler/utility room for extra storage

A classic staircase from the hallway takes you to the first floor, where the space continues to impress:

A carpeted landing leads to a master suite (23m²) with its own luxurious en-suite bathroom (11m²) including a jacuzzi bath, walk-in shower, double sinks, bidet, and enclosed WC, plus a generous dressing room (5m²)

Two additional double bedrooms (each 13m²)

A multi-purpose room (40m²)—currently used as a playroom or music room, but easily dividable into two separate bedrooms

A smaller office or single bedroom (7m²)

A family bathroom with walk-in shower, corner bath, and WC