

Charming and imposing property with guest house and swimming pool on the Dordogne border.



## INFORMATION

Town:	Pillac
Department:	Charente
Bed:	4
Bath:	2
Floor:	260 m <sup>2</sup>
Plot Size:	6302 m <sup>2</sup>

## IN BRIEF

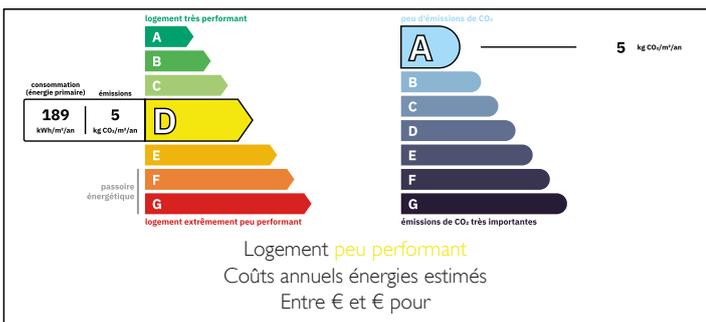
Nestled in the rolling countryside of the Charente, on the border with the Dordogne, Pillac is a charming village known for its peaceful atmosphere, traditional stone houses, and beautiful rural landscapes. A perfect retreat for those seeking tranquility while remaining within easy reach of essential amenities.

For daily necessities, a variety of shops, supermarkets, restaurants and services can be found just 20 minutes away in nearby towns such as Aubeterre-sur-Dronne and Ribérac and Montmoreau.

The nearest train station, located 20 minutes away, offers convenient regional connections, while for longer journeys, the TGV station at Angoulême is just 45 minutes, providing high-speed rail links to Paris, Bordeaux, and beyond.

Healthcare, a hospital/clinic located 40 minutes away, ensuring medical services are always within reach.

## 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

This charming property offers a beautifully renovated main house with a winter veranda, a spacious sitting area, and an authentic entrance leading to a superb kitchen—just like in the storybooks!

On the ground floor, you'll also find a family bathroom, a cosy sitting area with access to the laundry room, and a passage to the adjoining Gîte. Two staircases lead to the first floor, where three delightful bedrooms await—each one a strong contender for the 'Master Bedroom' title.

Outside, a separate guest house provides independent accommodation with an open-plan kitchen/living area, a bedroom, and a shower room.

The enchanting outdoor spaces include a covered open-air living area overlooking the inner courtyard, a sun-drenched terrace with views of the surrounding meadows, and a barn that offers additional seating areas, an outdoor toilet, and a double solar-heated shower. A few steps lead to the private swimming pool area with sun terraces, a pétanque court, and a lush vegetable garden—a true labour of love.

Set on over 6000m<sup>2</sup> of low-maintenance land, this property offers multiple inviting spaces both inside and out, plus a beautiful outbuilding with endless potential.

A true slice of paradise at a fair price!

- Main house - Floor Ground floor
- I Lobby (11 m<sup>2</sup>)
- I Dining room (39 m<sup>2</sup>) living room with fire place and cupboard
- I Veranda (25 m<sup>2</sup>) with sink and dish washer
- I Eat-in kitchen (28 m<sup>2</sup>)
- I Bathroom / Lavatory (7 m<sup>2</sup>)
- I Living-room (14 m<sup>2</sup>) with second

## LOCAL TAXES

Taxe foncière: **833 EUR**

Taxe habitation: **EUR**

## NOTES