

Charming Charente Home with Gîte Business, Heated Pool & Considerable Potential in Peaceful Hamlet

EXCLUSIVE



INFORMATION

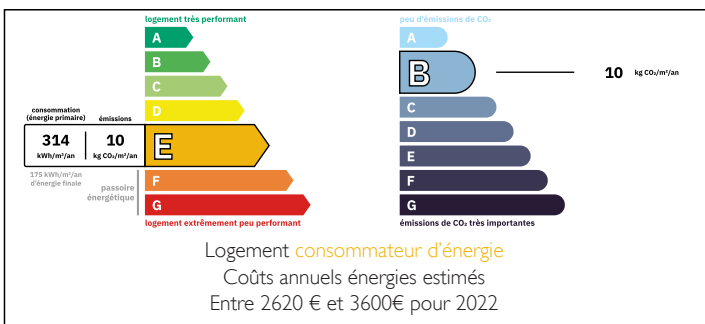
Town:	Bazac
Department:	Charente
Bed:	3
Bath:	2
Floor:	103 m ²
Plot Size:	1241 m ²



IN BRIEF

Beautifully presented 3-bedroom property, currently operating as a successful gîte. This property includes a heated pool, and large barn area perfect for entertaining guests. Featuring exposed stonework, double glazing and solar panels, this sunny south-facing property is situated in a tranquil hamlet near amenities. Includes private terrace, two bathrooms, and versatile spaces. Excellent income potential and ideal countryside lifestyle.

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

**** UNDER OFFER ****

Situated in the heart of the scenic Charente countryside, this beautifully maintained property offers the perfect blend of charm, comfort, and income potential. Currently operating as an active gîte business, the property includes three bedrooms - one, a mezzanine overlooking the bright open-plan living, kitchen, and dining space. Flooded with natural light, the home features exposed Charentaise stonework, double glazing throughout, and a warm, inviting atmosphere.

Two well-appointed bathrooms, a separate WC, and direct access from the living area to a private terrace enhance the home's functionality. The terrace leads to a heated swimming pool, recently updated with a new liner and modern heating system, perfect for relaxing or hosting guests.

The property also includes a large independent barn which is divided into two sections: an open-plan sitting, bar, and games room area ideal for entertaining, and a secure enclosed space currently used for storage. Both areas overlook the pool, adding to the property's entertainment appeal.

With two registered addresses already in place, there is excellent scope for expanding the existing gîte business or creating separate rental income. The home is south-facing, enjoying sunlight throughout the day and it is located in a small, secure hamlet. The property enjoys a wonderful sense of seclusion without isolation.

Just a short drive to local amenities and less than 20 minutes from a picturesque river beach with summer activities like canoeing, this gem offers the best of rural French living with income potential and modern comforts.

Information about...

LOCAL TAXES

Taxe habitation: EUR

NOTES