

## Contemporary loft-style flair meets French country comfort in a riverfront property



## INFORMATION

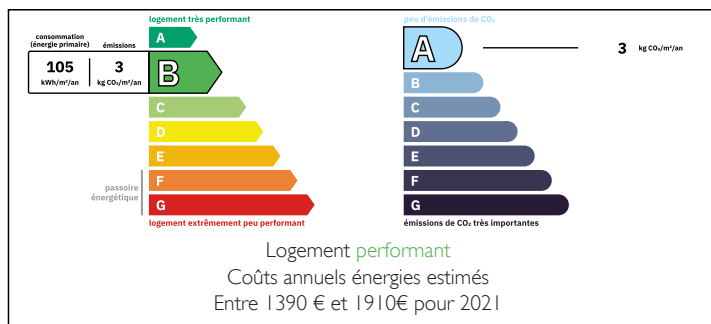
|             |          |
|-------------|----------|
| Town:       | Lessac   |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 260 m2   |
| Plot Size:  | 24990 m2 |



## IN BRIEF

Rare on the market, impressive turnkey home nestled in the tranquil Charente country side and minutes from the historic town of Confolens. The imaginatively recreated detached 4+ bedroom 2+ bathroom family house offers a unique blend of traditional, rustic French stone character building and contemporary design with spacious comfortable layout and loft-style living. Be seduced by the natural beauty, tranquility, breathtaking views, and endless possibilities waiting for you at this 2.5 hectare estate boasting direct river frontage, equestrian field, barn/stable, spacious cellar/outbuilding space for storage or business purposes, a pool area ready for installation of a large above the ground pool with deck, gardens with potential for expansion. This home is a perfect family residence with spaces for artistic or remote work, guests and entertainment. A rare opportunity for those seeking comfort, luxury and quality of life,...

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Discover this splendid riverfront property where traditional French country comfort meets contemporary loft-style elegant living.

The imaginatively recreated character stone residence offers 260 m<sup>2</sup> spacious layout on the main level combined with a New York style loft-mezzanine living space 80 m<sup>2</sup>. On the lower level are: cellar/garage/outbuilding space under the house (basement) that has been structurally reinforced and well maintained for storage or business purposes; a 205 m<sup>2</sup> barn and the 190 m<sup>2</sup> barn/stable suitable for 2-6 horses. There is a garage on the main level, integrated into the house, with direct access to the house interior, a covered secure off-road parking for 4 large vehicles, and a driveway allowing easy access from the road to the interior of the property including almost 2.5 hectares private land. The pool area near the house is ready for installation of a large above the ground pool with wooden deck. The landscaped grounds around the house are decorated with flower beds, bushes and trees and there are raised bed gardens with potential for expansion. Close to the airports of Poitiers and Limoges, with good road and rail links, for Europe and further afield. Virtual viewing by appointment.

I. Comfortable versatile and spacious home interior  
From the front door of the house, you enter a welcoming hallway leading to the spacious library/multipurpose room, ideal as an additional living space, a playroom, or a media lounge. On the left you enter the first spacious bedroom. A corridor provides access to...