

Country property comprised of 2 houses, large outbuildings and over an acre of land



## INFORMATION

Town:	La Magdeleine
Department:	Charente
Bed:	6
Bath:	2
Floor:	225 m2
Plot Size:	5619 m2



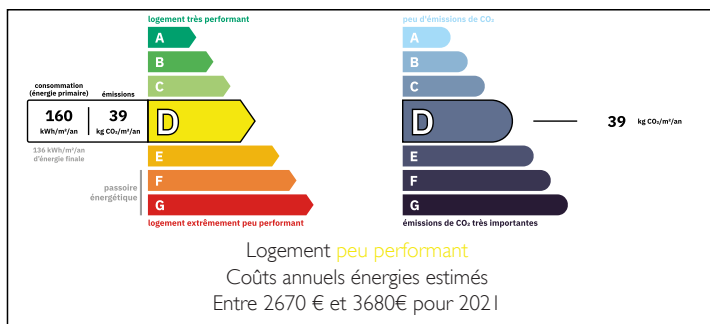
## IN BRIEF

This versatile country property offers numerous possibilities and is made up of a 3-bed house, a second 3-bed property, a series of outbuildings totalling over 600m<sup>2</sup> and a large garden of over 5000m<sup>2</sup> too.

For those looking for commercial opportunities, the 2nd property would be ideal for renting out in the summer and there is further potential in the large outbuildings too for a business such as caravan / campervan storage.

The large mature gardens to the rear and to the front of the property include fruit trees and the possibility for a good-sized vegetable patch.

## 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

Charming Country Estate Near Villefagnan – Ideal for Multi-Generational Living or Gîte Business

Nestled in the tranquil countryside of the Charente, just minutes from the village of Villefagnan, this expansive property offers the perfect blend of rural charm and practical versatility. Set on a generous plot with a large, mature garden, the estate comprises two independent houses—ideal for extended family, guest accommodation, or a potential gîte business.

Main Features:

Two Independent Houses:

Each home with its own kitchen, living areas, bedrooms, and bathroom facilities—ready to move into or rent out immediately.

Abundant Outbuildings:

Several stone-built outbuildings offer endless possibilities—barns, workshops, storage, or conversion projects (subject to permissions).

Large Garden:

The beautifully maintained garden includes open lawns, mature trees, and private seating areas—perfect for outdoor living, entertaining, or enjoying the peace and quiet of the countryside.

Location:

Quietly situated on the edge of a hamlet, yet only a short drive to Villefagnan with its shops, services, and weekly market. Easy access to Ruffec (TGV station), and under 90 minutes to the Atlantic coast or Limoges and Poitiers airports.

This is a rare opportunity to acquire a flexible and spacious property in one of France's most sought-after rural areas. Whether you're dreaming of a family retreat, holiday rental business, or simply a peaceful lifestyle in the Charente sunshine, this property has the potential to make it a reality.