

Charming Maison de Maître with Nearly 1 Hectare, Character Features & Outbuildings



INFORMATION

Town:	Brettes
Department:	Charente
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	9052 m2

IN BRIEF

This elegant Maison de Maître is full of character, featuring a slate roof and beautifully renovated interior with original elements such as parquet flooring, exposed stone walls, and timber beams. The house offers generous living space, including two large reception rooms on the ground floor, and three spacious bedrooms and two bathrooms upstairs.

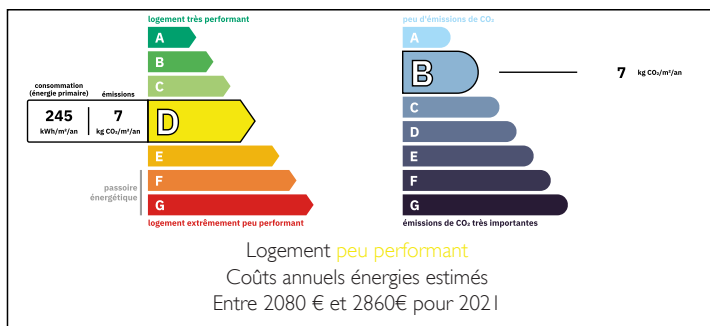
Modern comforts include double-glazed windows and electric heating, blending style and practicality.

Set on nearly one hectare of land, the property is ideal for keeping horses or other animals. A large barn (in need of a new roof) and several other substantial outbuildings offer fantastic potential for stabling, workshops, storage, or future development.

A rare opportunity to own a distinctive home with extensive grounds and versatile outbuildings in a



ENERGY - DPE



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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

The property in further detail :

Ground floor :

Entrance hall (17 m²)

Kitchen (30 m²)

Living room (32 m²)

First floor :

Landing (16 m²)

Master bedroom (30 m²) including a shower, toilet and sink, a dressing and a cupboard with hot water boiler

Bedroom (16 m²) with gorgeous mezzanine area

Bedroom (10 m²)

Jack and Gill bathroom

Outbuildings :

Barn (approximately 160 m²) in need of a new roof

Barn (approximately 30 m²) attached to the house

Atelier (approximately 15 m²)

Open fronted barn (approximately 150 m²)

Several other outbuildings

Land :

A graveled courtyard, an orchard and a large field that would be suitable for horses or other animals.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>