

## 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.

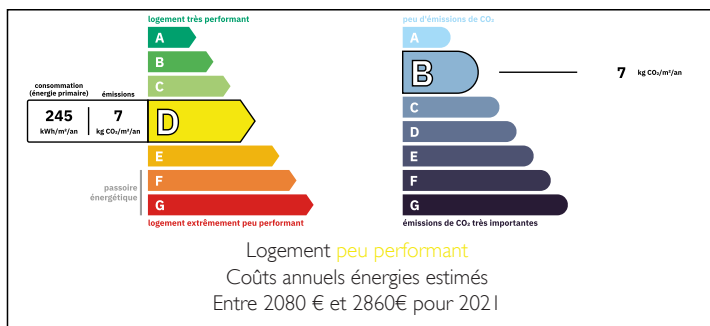
Modern comforts include double-glazed windows and electric heating, blending style and practicality.

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



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

The property in further detail :

Ground floor :

Entrance hall (17 m<sup>2</sup>)

Kitchen (30 m<sup>2</sup>)

Living room (32 m<sup>2</sup>)

First floor :

Landing (16 m<sup>2</sup>)

Master bedroom (30 m<sup>2</sup>) including a shower, toilet and sink, a dressing and a cupboard with hot water boiler

Bedroom (16 m<sup>2</sup>) with gorgeous mezzanine area

Bedroom (10 m<sup>2</sup>)

Jack and Gill bathroom

Outbuildings :

Barn (approximately 160 m<sup>2</sup>) in need of a new roof

Barn (approximately 30 m<sup>2</sup>) attached to the house

Atelier (approximately 15 m<sup>2</sup>)

Open fronted barn (approximately 150 m<sup>2</sup>)

Several other outbuildings

Land :

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

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