

Spacious, tastefully renovated village house – 5 bedrooms converted basement private garden and mature grounds

EXCLUSIVE



INFORMATION

Town:	Brillac
Department:	Charente
Bed:	5
Bath:	3
Floor:	176 m2
Plot Size:	5500 m2

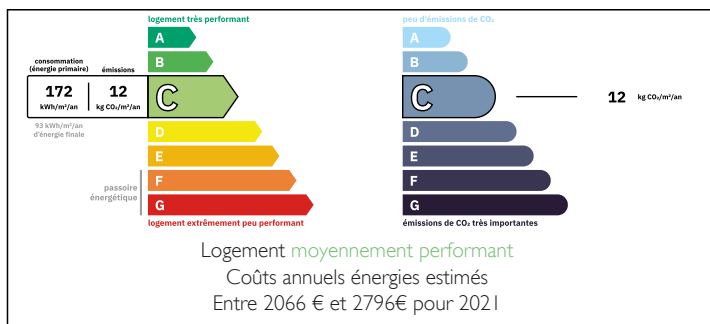


IN BRIEF

This tastefully renovated property has plenty of living space, modern comforts and genuine country charm and offers comfortable single-level living, ideal for families or those seeking ease of access. It briefly comprises a fitted kitchen and a large open-plan living/dining area, 4 bedrooms, a family bathroom, a separate shower room, toilet and a bright conservatory. The basement comprises a fifth bedroom, an additional shower room, a summer kitchen, a utility room, a versatile storage room currently used as a snug and a large garage with ample parking, storage and workshop space.

Situated on the outskirts of a tranquil French village with bakery, grocery shop, post office, pharmacy and also an open air swimming pool in the summer. The medieval town of Confolens is only 18 km away and offers full facilities and services. Limoges airport is a stress...

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.



## DESCRIPTION

The layout is as follows.

Entrance hall (5 m<sup>2</sup>)

Fitted kitchen (15 m<sup>2</sup>)

Living/dining room (30 m<sup>2</sup>) an inviting open fireplace creates a warm and welcoming atmosphere — perfect for entertaining or relaxing.

Four well-proportioned bedrooms : (12 m<sup>2</sup>) (13 m<sup>2</sup>) (13 m<sup>2</sup>) (13 m<sup>2</sup>) offering everyone their own space to relax.

A family bathroom (12 m<sup>2</sup>)

A separate shower room (2 m<sup>2</sup>)

Don't miss the superb 34 m<sup>2</sup> veranda, a true haven of peace bathed in light, perfect for enjoying sunny days while admiring the garden. It opens onto a charming composite terrace.

Basement level.

5th Bedroom (13 m<sup>2</sup>)

Shower room (5 m<sup>2</sup>)

Utility room (4 m<sup>2</sup>)

Storage room (26 m<sup>2</sup>) currently used as a snug

Summer kitchen (27 m<sup>2</sup>)

Garage (40 m<sup>2</sup>)

## LOCAL TAXES

**Taxe foncière:** 1000 EUR

**Taxe habitation:** EUR

## NOTES

Outside, you can enjoy the privacy of a large wraparound garden, which is ideal for outdoor dining, gardening, or simply soaking up the peaceful rural atmosphere. The property benefits from central heating via a heat pump, double-glazed doors and windows and it is connected to mains drainage. Whether you're looking for a permanent residence, a spacious holiday home or an investment opportunity, this ready-to-move-in property successfully combines traditional features with modern living in a picturesque village setting.

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