

Renovated 6 Bed Stone House with Barn, 3ha Land, Scenic Views & Gîte Potential – Near Brigueuil

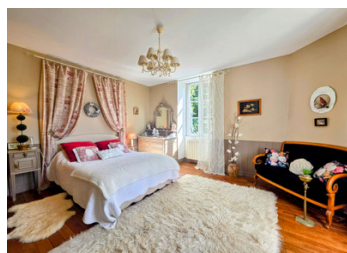


INFORMATION

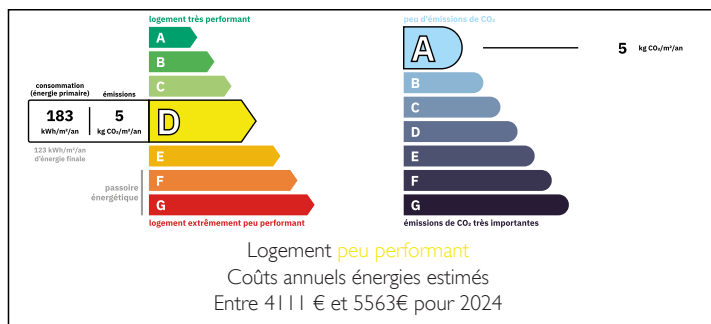
Town:	Brigueuil
Department:	Charente
Bed:	6
Bath:	2
Floor:	263 m2
Plot Size:	31762 m2

IN BRIEF

Set in the peaceful countryside near the charming village of Brigueuil, this beautifully renovated 6 bedroom French country home offers spacious, versatile living across three floors. The property blends traditional charm with modern comforts, including wooden floors and pellet central heating. The large detached 300m² barn provides excellent potential for conversion into gîtes, studios, or workshops (subject to planning). Situated on over 3 hectares of private land with fruit trees and stunning panoramic views, this home is ideal as a family residence, rural retreat, or lifestyle project. Conveniently located just 40 minutes from Limoges airport, it offers easy access for international buyers seeking tranquility and opportunity in southwest France.

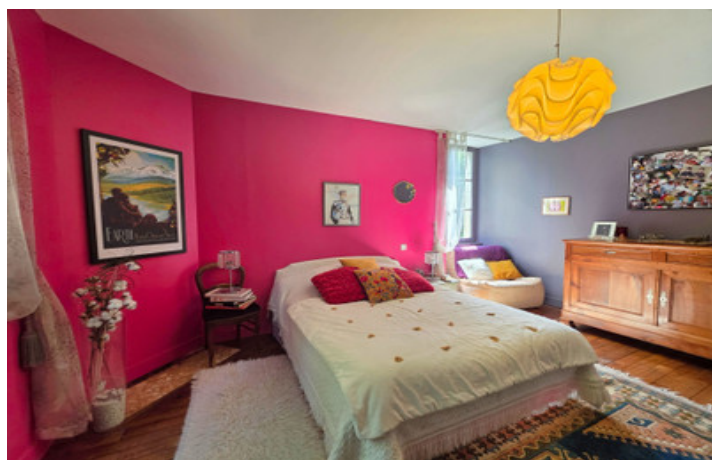


ENERGY - DPE



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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

This spacious and charming property offers a blend of traditional character and modern comfort, set in a peaceful location with breathtaking views towards the picturesque village of Brigueuil. Fully renovated just five years ago, the house is ready to move into and ideal for family living, remote working, or as a hospitality project.

Ground Floor

A welcoming entrance hall (15.38m²) with staircase leads to a bright living room (21.75m²) featuring an open fireplace and door leading to the outside. There is also a generous office (16.65m²), perfect for working from home.

At the heart of the home is a spacious open-plan kitchen and dining room (30.76m²), fitted with modern units and opening onto the terrace—ideal for entertaining.

A large bathroom (8.9m²) with bath, shower, and washbasin, along with a separate WC (1.3m²), completes the ground floor.

First Floor

Beautiful original wooden floors run throughout this level, which comprises four generously sized bedrooms (17.6m², 17.9m², 20.1m², 18.7m²), all filled with natural light. A central landing (9m²) provides useful built-in storage, and a family bathroom (3.69m²) includes a bath, washbasin, and WC.

Second Floor

A vast, light-filled room of 52m² with five windows offers endless possibilities—as a games room, studio, or further living space. Leading off are two additional rooms (16.4m² and 17.2m²), suitable for use as bedrooms, guest accommodation, or hobby rooms.

Basement

A solid block-and-beam basement includes a large cellar (40m²) housing the pellet boiler (heating the radiators), a well pump supplementing the mains water, a utility area, and a wine cellar (40m²).