

An Amazing Renovation Opportunity with Great Potential and a Large Garden plot in the Centre of Brossac



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Brossac  |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 1        |
| Floor:      | 154 m2   |
| Plot Size:  | 10537 m2 |

## IN BRIEF

- Main house: 154 m<sup>2</sup> (1,650 sq ft) over two levels
- Adjoining barn: 130 m<sup>2</sup> (1,400 sq ft) with stable, cellar, and well
- Land: Over 1 hectare, south-facing, with mature trees and terraced gardens

Constructed in stone with oak framing and original fireplaces, the structure is solid and authentic. While renovation work is required, key utilities are already in place or nearby: water and electricity, as well as mains drainage.

The setting is private, with open views and authentic features rarely found on the market at this price point. With thoughtful restoration, the property offers excellent scope for a family home, second residence, or holiday rental project.



## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

An Authentic Stone Farmhouse with Panoramic Views

For lovers of history, character, and authenticity—this rare stone property is a true gem. Nestled at the top of a charming village, it offers unobstructed views, terraced gardens, and a peaceful coppice at the bottom of the valley. A home frozen in time, it is waiting to be lovingly restored to its former beauty.

Built in stone and rubble with solid oak frames, original fireplaces, and old flooring, the farmhouse exudes rustic charm. South-facing, it overlooks more than one hectare of sloping parkland—ideal for those who prefer a natural, landscaped setting rather than flat ground. but certainly suitable for a horse and other animals or a large garden and self sufficiency project. Mature trees are already established, and a traditional low stone wall adds to the property's timeless appeal.

The main house offers approximately 154 m<sup>2</sup> (1,650 sq ft) of living space across two levels. In addition, an adjoining 130 m<sup>2</sup> (1,400 sq ft) barn includes a stable, cellar, and even a well—opening up exciting possibilities for expansion or conversion.

The property already benefits from essential services, including water and electricity meters and connection to public sanitation. While renovation work is required, opportunities like this—combining authenticity, character, and practicality—are increasingly rare at this price.

For more information or to arrange a viewing, please don't hesitate to get in touch.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES