LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40736JR16 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

A charming spacious family home with gite rental potential in the centre of this picturesque village















INFORMATION

Town:	Châtignac
Department:	Charente
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	2536 m2

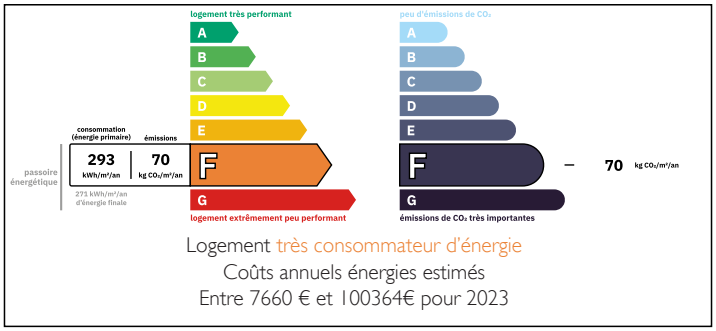
IN BRIEF

Charming Village Property with Renovation Potential and Gîte Opportunity – Châtignac, Charente

Located in the heart of the peaceful village of Châtignac in the Charente countryside, this characterful three-bedroom home comes with a second building offering potential for a two-bedroom gîte – ideal for guest accommodation, a holiday rental project, or multigenerational living. Both properties are in need of renovation, making this a perfect opportunity for buyers seeking a project with character and long-term value.

Set in gently rolling landscapes of vineyards, farmland and woodland, the property benefits from a calm rural setting while remaining close to essential amenities. The vibrant market town of Chalais is just 10 minutes south, offering supermarkets, restaurants, banks and its well-known Monday market. The lively commercial town of Barbezieux-Saint-Hilaire is 20 minutes north-west, providing a wide range of shops, services and schools.

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 7660 € et 100364€ pour 2023

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.

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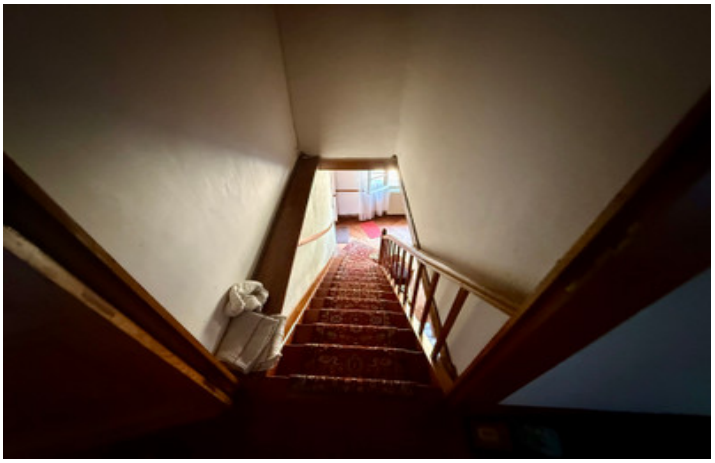





NOTES

DESCRIPTION

Situated in the centre of the charming village of Chatignac, this charming four bedroomed property with a further, potential two bedroomed Gite, all of which is ripe for renovation, updating and a new lease of life.

A ten minute drive south to Chalais where there are supermarkets, restaurants, banks and post office as well as a thriving Monday market. A twenty minute drive northwest to Barbezieux where many more shops and services are to be found.

Twenty-five minutes from Aubeterre-sur-Dronne, classified as one of the most beautiful villages in France.

Basic Facts & Geography
Châtignac is a small rural commune in the Charente department, in southwestern France.
Elevation varies between 71 m and 190 m, giving a somewhat hilly / rolling-countryside feel.
The area is classified as rural with a "very dispersed habitat" — i.e. houses and farms scattered rather than a dense village centre.
Châtignac is a small, quiet rural village, set in gently undulating countryside typical of south-Charente: modest size, low density, and calm rural character.

Environment, Nature & Local Landscape
The terrain around Châtignac is somewhat hilly, with the altitude variations mentioned — this gives the area a rolling-landscape character rather than flat plains.
The soils in the area are conducive to agriculture: according to local agricultural data, there are arable lands and vineyards (the region belongs to the general wine / cognac-producing area) — viticulture is part of the local agriculture.
The region's climate is temperate oceanic (mild winters, moderate summers) — generally typical for the Charente countryside.
The rural nature, mixed farmland, vineyards, woods...