

## Charming home with gîte, studio, pool and income potential



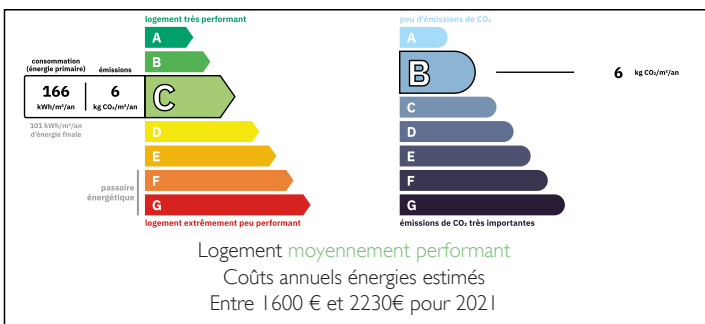
## INFORMATION

Town:	Saulgond
Department:	Charente
Bed:	3
Bath:	1
Floor:	231 m <sup>2</sup>
Plot Size:	4593 m <sup>2</sup>

## IN BRIEF

Nestled in a peaceful countryside setting, this attractive property offers a comfortable family home with additional guest accommodation, income potential, and an inground covered pool. It is located just 11 km from the pretty town of Confolens, known for its shops, markets, restaurants, and leisure activities. Limoges Airport is approximately 40 km away, providing easy access to the UK and other European destinations.

## 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.



## DESCRIPTION

### Main house:

The spacious entrance hall doubles as an office (17.58 m<sup>2</sup>) and leads into a bright open-plan living area (35 m<sup>2</sup>) featuring travertine flooring and a wood-burning stove. The accommodation includes three bedrooms (12.52 m<sup>2</sup>, 13.4 m<sup>2</sup>, and 20.13 m<sup>2</sup>), a modern bathroom (6.9 m<sup>2</sup>) with walk-in shower and basin, a separate WC, a utility room (4.8 m<sup>2</sup>), and a large storage room with fitted cupboards (13.87 m<sup>2</sup>). The house also benefits from solar panels that sell electric back to the grid and an attached garage providing convenient access and storage.

### Small studio:

Located in the garden, the charming studio offers an open-plan kitchen/living area with wood burner and a bathroom on the ground floor, plus a cosy bedroom with low head height upstairs—ideal as overflow accommodation for family and friends.

### Gîte:

Currently generating an income, the gîte provides excellent rental potential either for seasonal or long term rental. The ground floor features an open-plan kitchen/living room with pellet burner (42.76 m<sup>2</sup>). Upstairs are three rooms (12.3 m<sup>2</sup>, 7.25 m<sup>2</sup>, and 6.7 m<sup>2</sup>) and a spacious bathroom (8.5 m<sup>2</sup>) with shower, WC and basin. An attached 50 m<sup>2</sup> barn offers useful storage or workshop space.

### Exterior:

Set in attractive grounds with electric gates, the property includes a second garage, a 10 x 5 m swimming pool with a dome cover that can be fully opened for summer use, and plenty of space for outdoor dining and relaxation.

This versatile property combines comfort, charm, and excellent potential for home and income in...

## LOCAL TAXES

Taxe foncière: **980 EUR**

Taxe habitation: **EUR**

## NOTES