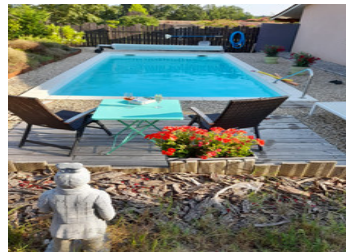


Modern living in a peaceful setting – easy to maintain, perfect for a couple



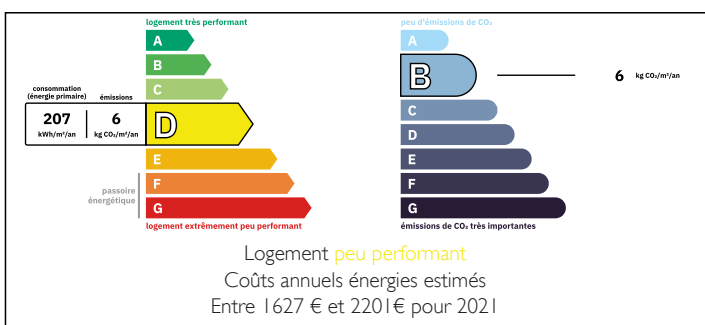
INFORMATION

Town:	Brossac
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1103 m2

IN BRIEF

Located in the beautiful Charente countryside, just a short drive from shops and amenities, this modern, easy-to-maintain home with pool and garden is perfect for a couple seeking comfort and relaxed living all year round.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This attractive single-storey home offers the perfect blend of modern living, comfort, and easy maintenance — ideal for a couple looking to enjoy life in the peaceful Charente countryside, within easy reach of local amenities, cafés, and markets.

The welcoming entrance hall (10.5m²) sets the tone for the home, with a large built-in wardrobe, network connection, electrical distribution board, and electric water heater (250L) neatly housed in a utility cupboard. It also includes a fridge with freezer compartment and Bosch washing machine, providing a practical and well-organised entry space.

The bright 47m² living area combines a kitchenette and sitting room, opening through double doors to a south-facing terrace. A 7kW wood-burning stove adds warmth and charm, while the fully equipped kitchen includes an oven, electric hob, dishwasher, fridge, and double sink. The space is furnished with a dining table, smart TV, and comfortable seating area, making it ready to enjoy from day one.

A 6.7m² office with internet connection offers the ideal home workspace, complemented by a cool storage room, guest bedroom (10.8m²), and master bedroom (17.8m²) — all tastefully furnished. The modern bathroom (en-suite from the master bedroom) features a walk-in shower, washbasin, and WC, with an additional separate toilet off the hallway.

Outside, the terrace (18.5m²) with outdoor kitchen, carport (15m²), and 8x4m pool create the perfect space for relaxed outdoor living. The enclosed 1000m² garden is low-maintenance, private, and neatly landscaped.

Sold fully furnished — just unpack and start enjoying your new Charente lifestyle.

Information about risks...