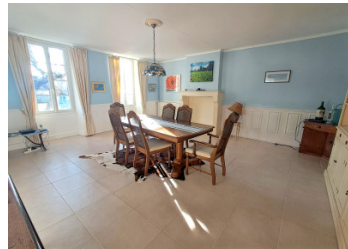


Traditional 4 bed, 2 bath Charentaise house with pool in small village. Guest annexe and garage



INFORMATION

| | |
|-------------|-------------------|
| Town: | Bresdon |
| Department: | Charente-Maritime |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 220 m2 |
| Plot Size: | 955 m2 |

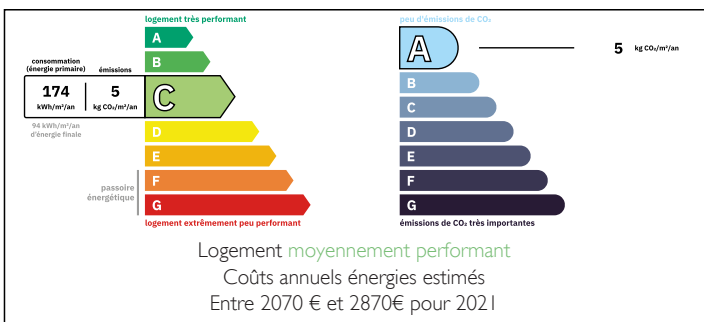
IN BRIEF

Set in a pretty and peaceful hamlet, this charming south-facing home offers a wonderful opportunity to enjoy life in the French countryside. With its walled garden, swimming pool, and independent guest annexe, it is ideal as either a permanent residence or a holiday home. The vibrant market town of Rouillac, famous for its large monthly market, is just a short drive away.

The ground floor features an entrance hall leading to a spacious dining room and a large sitting room with fireplace and wood-burner. A door opens into a generous kitchen with space for a large table, overlooked by a mezzanine currently used as an office. There is also a WC and access to the rear courtyard. A laundry room leads to an outbuilding.

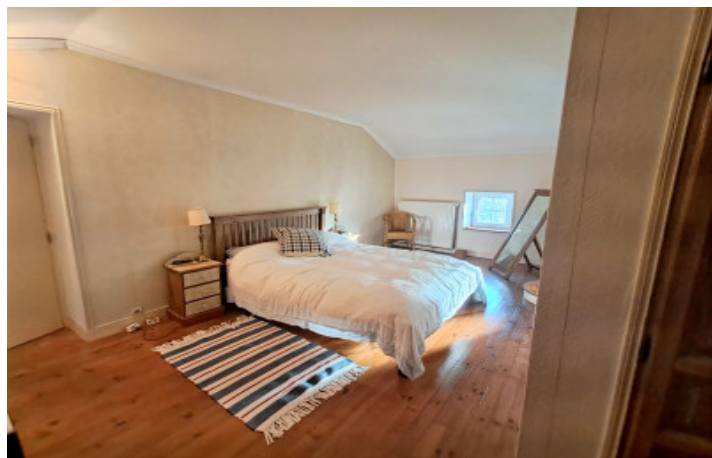
Upstairs are three bedrooms, a family bathroom, and a master bedroom with an en suite shower...

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

Tucked away in a charming and tranquil hamlet, this delightful south-facing home offers an irresistible blend of character, comfort, and relaxed country living. With its private walled garden, inviting swimming pool, and independent guest annex, it is perfectly suited to enjoying the French lifestyle to the full. The lively market town of Rouillac—renowned for its vast and vibrant monthly market—is just a short drive away.

The ground floor welcomes you with an entrance hall that opens into a spacious dining room and an equally generous sitting room, complete with a fireplace and wood-burner—ideal for cosy evenings at any time of year. From here, a door leads into a large, family-friendly kitchen, offering ample space for a big dining table and relaxed gatherings. A mezzanine overlooking the kitchen, currently used as an office, adds both character and versatility. Also on this level are a WC and direct access to the rear courtyard.

At the back of the entrance hall, a door leads to a practical laundry room, which in turn connects to an outbuilding—perfect for storage, car garage or future projects.

Upstairs, a bright landing leads to three bedrooms and a family bathroom. The generous master bedroom is a real highlight, featuring a dressing area and a private en suite shower room.

Accessed via the courtyard, the self-contained guest annex provides excellent additional accommodation, with its own living room, bedroom, and shower room—ideal for welcoming friends, family, or even rental guests.

To the front of the property, the sun-drenched walled...

LOCAL TAXES

Taxe foncière: 1 129 EUR

Taxe habitation: EUR

NOTES