

Stunning 3 bedroom Main House, plus 3 bedroom Gîte, large Swimming Pool, Beautiful Garden, and Fantastic Views

EXCLUSIVE



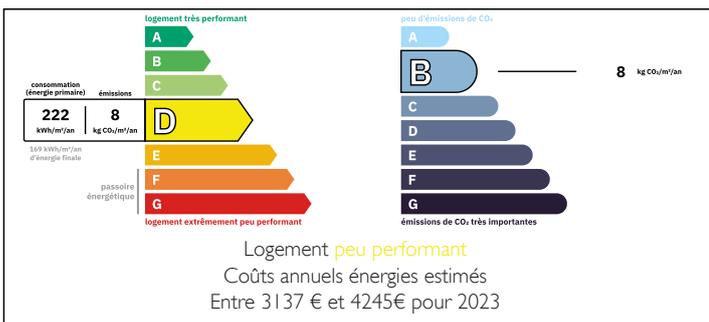
INFORMATION

Town:	Brie-sous-Chalais
Department:	Charente
Bed:	6
Bath:	4
Floor:	240 m ²
Plot Size:	4467 m ²

IN BRIEF

Located in a picturesque hamlet, this spacious and versatile family property enjoys uninterrupted views across the rolling Charente countryside. Positioned at the end of a quiet country lane with no through traffic, it offers privacy, tranquillity, and ample private parking. The beautifully maintained, level gardens provide a serene setting, with shaded areas for outdoor dining, mature fruit trees, shrubs, flowers, a fish pond, and a secure chicken run. A well with an electric pump supplies water year-round, and a heated 8m x 4m swimming pool creates a perfect space to swim, enjoy the sun, relax and unwind.

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

Set on the edge of a picturesque and tranquil hamlet, this spacious and flexible family property enjoys outstanding uninterrupted views over the Charente countryside and boasts a well-maintained and level garden.

The house and independent gîte are both exceptionally well maintained and boast numerous period features as well as many modern amenities.

There are log burners adding a charming focal point and heating in the living rooms, with electric radiators in most other rooms. Double glazed windows help keep the property warm and cosy.

Both properties have accessible ground floor accommodation.

The lovingly cared for and delightfully peaceful gardens, which include plenty of areas for shaded outdoor dining, encourage you to make the most of the beautiful weather which is such an attractive feature of this part of southwest France.

The exceptional pool draws owners and visitors alike to take a step back from the stresses of everyday life

This is the last property on a peaceful country lane with no through traffic and plenty of private parking.

MAIN HOUSE

SITTING ROOM (22m²) with insert log fire, French doors leading onto the terrace

KITCHEN (12m²) with a range of fitted units

BEDROOM 1 (9.3m²)

BEDROOM 2 (12.3m²)

BEDROOM 3 (11.9m²) with built-in fitted wardrobes

BATHROOM (7.4m²) with shower, WC and basin.

STUDIO / Hobby Room with access to very large boarded attic above for extra storage or even conversion into extra accommodation.

Ground Floor Shower Room with W.C. and wash hand basin.

GARAGE / Workshop (25m²)

COVERED TERRACE - Ideal for enjoying far reaching views over rolling countryside.

LOCAL TAXES

Taxe foncière: 2064 EUR

Taxe habitation: EUR

NOTES