

## Character Charentaise house with independent 3 bed house, barns & 2 hectares overlooking the vines



## INFORMATION

Town:	Léoville
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	244 m2
Plot Size:	19850 m2

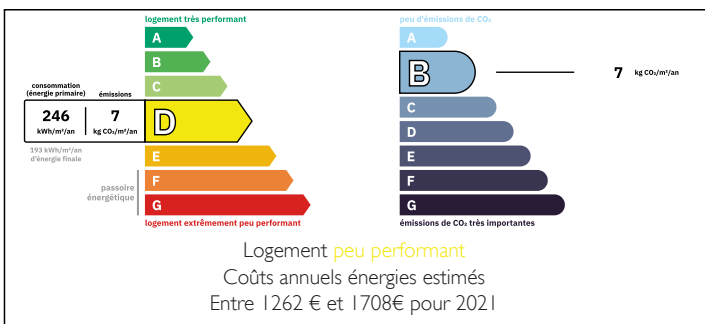
## IN BRIEF

Situated in the beautiful countryside of southern Charente-Maritime, this traditional Charentaise property offers space, character and excellent potential.

The property includes the main house and an adjoining independent three-bedroom house, ideal for guest accommodation, gîtes or multi-generational living. There is also an attached garage and large barns, offering plenty of scope to extend the living space or create a workshop, business space or further accommodation (subject to permissions). The property enjoys a peaceful rural setting with lovely views over the surrounding vineyards and countryside.

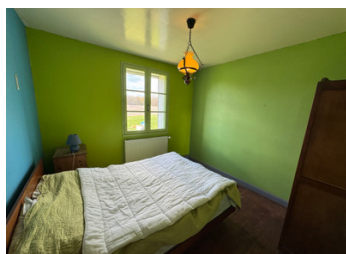
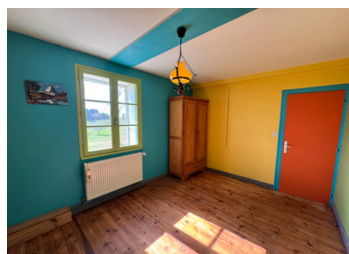
A versatile property with great potential for those looking for a family home, holiday accommodation project or countryside business opportunity.

## 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 within approximately 2 hectares of land, this attractive property enjoys a peaceful rural setting with open views across the surrounding vineyards and rolling countryside. The generous grounds provide plenty of space for gardens, animals or simply relaxing and enjoying the tranquility of the Charente-Maritime countryside.

The property forms a charming rural complex comprising a traditional Charentaise house, an independent three-bedroom house, and extensive outbuildings offering excellent potential for further development (subject to permissions).

### Main Charentaise House

- Entrance hall – 14m<sup>2</sup>
- Bedroom – 28m<sup>2</sup>
- Kitchen – 18.9m<sup>2</sup>
- Living room – 20m<sup>2</sup>
- Bathroom – 10m<sup>2</sup>
- Pantry / utility room – 6.5m<sup>2</sup>

An attached barn (117m<sup>2</sup>) includes a renovated studio (40m<sup>2</sup>) with living area and shower room, as well as additional attic spaces for conversion offering further renovation potential.

### Independent House

- Ground floor (62.5m<sup>2</sup>)  
Small conservatory, kitchen, living room, pantry / utility area, storage room and boiler room.
- First floor (57m<sup>2</sup>)  
Landing, three bedrooms, office and shower room.

An attached garage / barn (89m<sup>2</sup>) provides additional storage or workshop space.

### Additional information

- Heating: electric and wood
- Drainage: septic tank

Ideally located in a quiet countryside setting while remaining accessible, the property is around 1 hour

## NOTES