LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

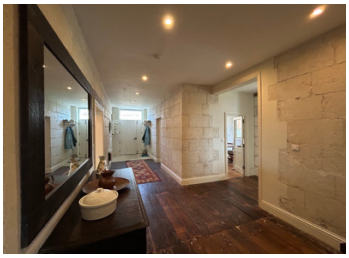
Ref: A43395REC16 Price: 339 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (320 000 EUR without fees)

Beautifully renovated former presbytery with swimming pool. outbuildings and a lovely garden with a view.

EXCLUSIVE















INFORMATION

Town:	Pillac
Department:	Charente
Bed:	8
Bath:	4
Floor:	297 m2
Plot Size:	4954 m2

IN BRIEF

Beautifully renovated former presbytery combining history, charm, and modern comfort. High-quality finishes with original features preserved, set in a verdant environment in the heart of a peaceful village in the South Charente.

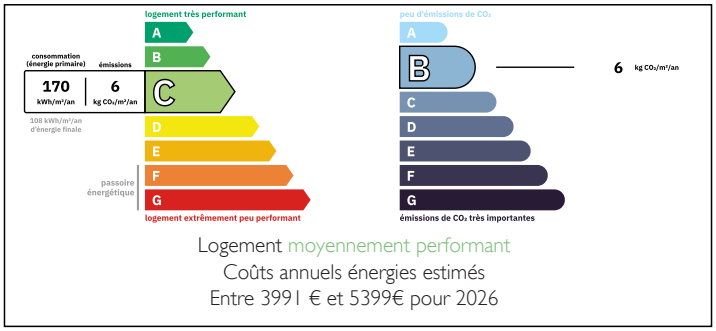
A grand and impressive entrance with original flooring and stone walls leads to the ground floor, which includes a spacious living room opening onto a covered terrace, a fitted kitchen, a lounge, three bedrooms, a bathroom with WC, and a separate toilet.

On the first floor, with its beautiful exposed beams, the house offers five additional bedrooms, two bathrooms with shower and WC, a shower room with WC, and a small balcony perfect for stargazing.

Outside, there is a swimming pool and several terraces with lovely views, a functional bread oven, a well, and a 130 m² garage suitable for multiple vehicles.

This property is suitable for a wide range of projects: as a primary or secondary residence, and is also ideal for a guesthouse or holiday rental.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3991 € et 5399€ pour 2026

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43395REC16 Price: 339 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (320 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1513 EUR**

NOTES

DESCRIPTION

This exceptional property is a beautifully renovated former presbytery, perfectly blending historical charm with modern comfort. Every detail has been carefully considered to preserve the original character while offering contemporary conveniences for comfortable living. Set in a lush, verdant environment, it occupies a serene location in the heart of a peaceful village in South Charente, offering privacy, tranquility, and breathtaking views of the surrounding countryside. Ideal for both primary residences and vacation homes, it also presents tremendous potential for a guesthouse or holiday rental business.

Ground Floor

Upon entering the property, you are greeted by an impressive and spacious entrance hall featuring original wooden flooring and exposed stone walls, creating an immediate sense of history and elegance. This welcoming space leads seamlessly to the ground floor living areas.

The living room is generous, with an area of approximately 44 m², and benefits from a fireplace with a wood burner plus large windows and doors that open onto a covered terrace. This space is perfect for entertaining or simply relaxing while enjoying the natural beauty of the surroundings. Adjacent to the living room, a fully fitted kitchen provides all modern amenities while retaining the charm of a traditional French home.

The ground floor also includes a cozy lounge, three comfortable bedrooms, a well-appointed bathroom with WC, and an additional separate toilet, making this level perfectly suited for family living or guests. High ceilings and abundant natural light enhance the spacious and airy feel of the interiors.

First...