

Exceptional 4-Bedroom Country Home with Guest Cottage, Heated Pool, 2.6 Hectares and Panoramic Charente Views

EXCLUSIVE



INFORMATION

Town:	Brossac
Department:	Charente
Bed:	5
Bath:	3
Floor:	275 m2
Plot Size:	25410 m2

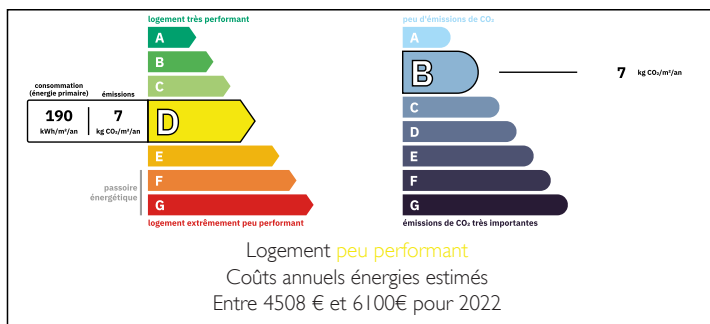
IN BRIEF

Set in an elevated position overlooking the rolling countryside of southern Charente, this impressive family home offers space, privacy and versatility on approximately 2.6 hectares of land.

Featuring a heated 12m x 6m swimming pool, guest cottage, double garage, pond, woodland and stunning views, the property combines comfortable family living with potential for multigenerational living, holiday accommodation or a lifestyle change in one of the most sought-after areas of the Charente.



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

Nestled in the beautiful countryside near Brossac, this substantial character property enjoys a privileged setting with far-reaching views across the surrounding Charente landscape. Set within approximately 2.6 hectares of gardens, meadow and woodland, the property offers an enviable lifestyle combining tranquillity, space and convenience.

The welcoming entrance hall immediately creates an impression of light and space, with extensive glazing framing views towards the terrace, swimming pool and surrounding countryside.

The recently installed fitted kitchen (18.05m²) features tiled flooring and provides a practical and attractive workspace for everyday family life. Adjacent are a useful utility room (4.8m²) and pantry (4.51m²), ensuring excellent storage and functionality.

The elegant dining room (27.07m²) centres around a beautiful feature fireplace and offers ample room for large family gatherings and entertaining. Nearby, a wine cellar (5.49m²), modern shower room (7m²) and technical room (2.7m²) complete the ground floor amenities.

The heart of the home is undoubtedly the magnificent sitting room (65.76m²). With its impressive proportions, feature fireplace, abundance of natural light and large windows opening towards the terrace, this exceptional space is perfect for relaxing, entertaining or hosting large family occasions. The room is spacious enough to incorporate additional dining or leisure areas if desired.

A striking staircase leads to the first floor where a generous landing with decorative archway serves the sleeping accommodation. The principal suite comprises a spacious bedroom of 28.57m², a dedicated dressing room (8.62m²) and a large family bathroom (12.22m²) with Jack-and-Jill access from

NOTES