

Elegant Charentaise Property with Pool, Gardens & Independent Annexe

EXCLUSIVE



INFORMATION

Town:	Sainte-Sévère
Department:	Charente
Bed:	5
Bath:	4
Floor:	320 m ²
Plot Size:	1540 m ²

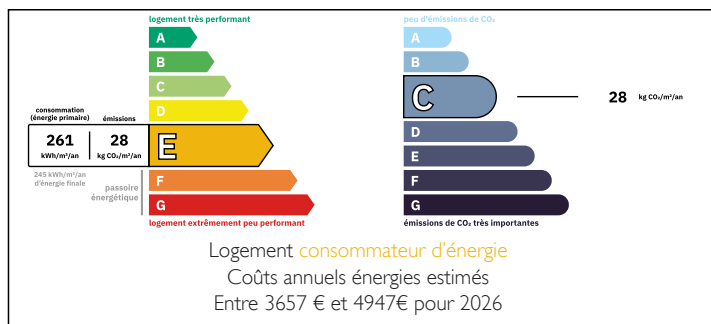
IN BRIEF

Tucked away in a peaceful hamlet just minutes from Matha and Cognac, this charming country property beautifully combines classic French character with relaxed countryside living. Original tiled floors, a graceful period staircase and light-filled rooms create a warm and welcoming atmosphere throughout.

Set within beautifully maintained grounds with mature shrubs, lawn and a swimming pool, the property is perfect for long summer afternoons, entertaining family and friends, or simply enjoying the tranquility of rural France.

The main house offers a spacious entrance hall, two reception rooms, a generous vaulted kitchen, shower room, three bedrooms and two bathrooms. A separate two-bedroom annexe provides ideal guest accommodation or holiday rental potential, while extensive outbuildings and a garage offer ample parking and workspace.

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

Main House

Ground floor
Entrance hall 15m²
Lounge 32m²
Dining room 16.5m²
Kitchen 21.5m²
Utility room 12m²
Toilet 4m²
Shower room 6m²

1st floor

Bedroom 1 31m² Shower room included
Bedroom 2 33m²
Bedroom 3 9m²
Bathroom 8m²

Annexe

Ground floor
Open plan living room, kitchen, dining room 66m²

1st floor
Bedroom 1 28.5m²
Bedroom 2 30m²
Bathroom 6.6m²

There is an integral garage/workshop between the 2 houses measuring 31m² and a large covered barn with parking for several cars measuring 100m²

The pool is chlorine and measures 10x 5 and had a new liner in 2025

The house heating is oil central heating and electric radiators.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES