

Elegant 19th Century French Country Home with Outbuildings, 3,900 m of Private Grounds. Near Cognac/Angouleme



INFORMATION

Town:	Bellevigne
Department:	Charente
Bed:	4
Bath:	2
Floor:	308 m2
Plot Size:	3900 m2



IN BRIEF

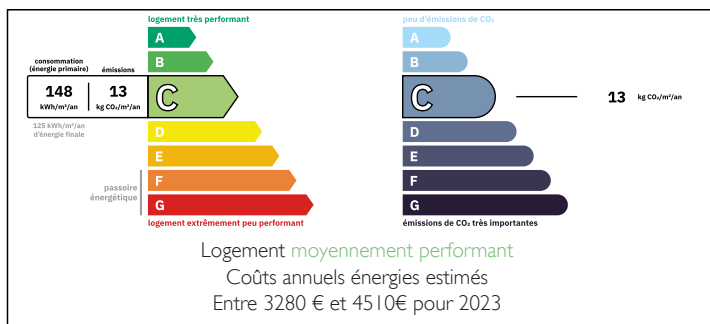
Set in the rolling countryside of the Charente, this elegant early 19th-century French country home enjoys a peaceful and private setting, with neighbouring properties comfortably positioned at a distance.

Offering approximately 308 m² of living space, the property features generous reception rooms, an impressive double-height sitting room with wood burner, a bright winter garden and 4 bedrooms, including a principal suite with dressing room.

The 3,900 m² grounds include mature and fruit trees, terraces, a traditional bread oven, stone barbecue, well and above-ground swimming pool.

Approximately 174 m² of outbuildings provide excellent additional space for storage, workshops or future projects.

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.



LOCAL TAXES

Taxe foncière: 1012 EUR

NOTES

DESCRIPTION

Set in the rolling countryside of the Charente, this elegant early 19th-century French country home enjoys a peaceful and private setting, with neighbouring properties comfortably positioned at a distance.

Offering approximately 308 m² of living space, the house combines generous proportions with authentic period character and a welcoming atmosphere.

The ground floor offers a well-equipped kitchen, dining room and an impressive double-height sitting room with exposed beams and a wood-burning stove. A bright 28 m² winter garden provides a lovely additional living space and creates a natural connection between the house and the gardens.

A 32 m² room with a fireplace with a wood-burning insert is currently used as an office and could easily be converted into a ground-floor bedroom suite, providing flexibility for family living or guests.

Upstairs, a mezzanine overlooks the sitting room and could be used as a study, library or relaxing reading area. Four bedrooms, including a principal bedroom with dressing room, are complemented by a family bathroom and shower room.

Outside, the approximately 3,900 m² of mature grounds provide space, privacy and a wonderful setting in which to enjoy the French countryside. Several terraces, fruit trees, a traditional and functional bread oven, stone barbecue, well and above-ground swimming pool add to the property's charm and outdoor appeal.

The property also benefits from approximately 174 m² of outbuildings, offering valuable additional space for storage, a workshop, creative activities or future projects, subject to the necessary permissions.

For modern comfort, the house has an efficient