

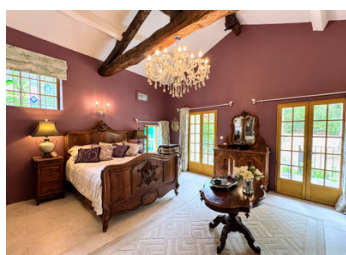
Restored 3 bed farmhouse, original charm. Adjoining 3 bed gîte. Barns, gardens, terraces, above ground pool.

EXCLUSIVE



INFORMATION

Town:	Bardenac
Department:	Charente
Bed:	6
Bath:	4
Floor:	270 m2
Plot Size:	18235 m2

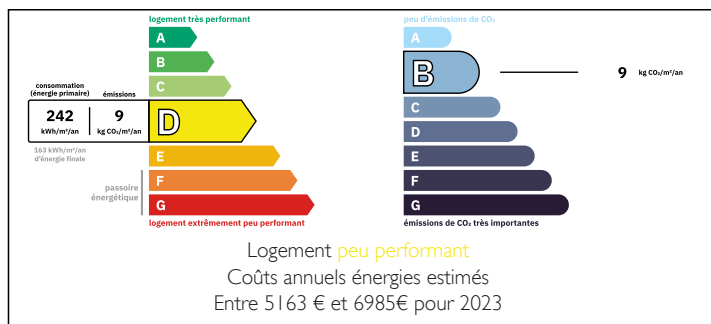


IN BRIEF

The property enjoys an excellent location, just two minutes from a charming village with a highly regarded restaurant, less than five minutes from Brossac and approximately ten minutes from the market town of Chalais. Rail connections, airports and motorway access are all within easy reach.

This beautifully restored farmhouse combines original character with modern comfort. Offering a three-bedroom main house, an adjoining three-bedroom gîte, substantial barns, mature gardens, terraces and an above-ground swimming pool, this versatile property is equally suited as a spacious family home, or an income-generating holiday rental

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: **2694 EUR**

NOTES

DESCRIPTION

FULL DESCRIPTION

Accessed via electric gates, the property immediately creates an excellent first impression. A covered parking area with an electric vehicle charging point provides convenient parking, while the beautifully maintained grounds and mature planting set the tone for what lies beyond.

The current owners have sympathetically restored the property whilst preserving its original character. Significant improvements include new roofs on both the house and barns, underfloor heating, an air-source heat pump, updated plumbing and electrics, a water softener and tasteful redecoration throughout.

A charming covered terrace draped with mature white wisteria leads to the front entrance.

MAIN HOUSE

ENTRANCE HALL (11m²)

A welcoming entrance hall with stairs rising to the first floor and six steps leading to elegant double doors opening into the main living space.

KITCHEN / DINING ROOM (44m²)

The heart of the home is this impressive open-plan kitchen and dining area, featuring an extensive range of fitted units, a central island, integrated oven and microwave, dishwasher and an American-style fridge freezer with chilled water dispenser. Doors open directly onto the wraparound terrace, creating seamless indoor and outdoor living while overlooking the gardens and ornamental pond.

W.C With wash hand basin.

SITTING ROOM (26.5m²)

A warm and inviting reception room centred around a wood-burning stove, with doors opening directly onto the gardens.

A hallway leads to the principal bedroom suite.

MASTER BEDROOM SUITE (24.9m²)

An impressive bedroom with vaulted ceiling and