LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

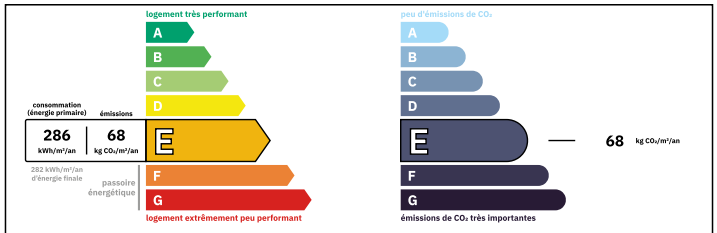
Ref: A48228JJE16 Price: 418 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (395 000 EUR without fees)

Nestled in the Charentaise countryside, this charming 7-bedroom property with a heated pool and stunning views

EXCLUSIVE

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4800 € et 6494€ pour 2021

INFORMATION

Town:	Pillac
Department:	Charente
Bed:	7
Bath:	5
Floor:	263 m2
Plot Size:	3171 m2

IN BRIEF

The property in greater detail :-

Main House downstairs -
Kitchen/Dining/Living room - 77m²
Office - 12.64 m²
WC - 3.58 m²
Storage space - 1.80 m².

Main House Upstairs -
Landing - 4.30 m²
Master bedroom - 14.82 m²
En-suite shower room with wc - 4.21 m²
Dressing - 4.45 m²
Bedroom - 10.92 m²
Bedroom - 10.45 m²
Bathroom with shower & wc - 7.81 m².

Gîte Downstairs -
Living /dining room - 25.45 m²
Kitchen - 12.11 m²

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.

Mezzanine - 8.38 m²
Bedroom - 19.56 m²
En-suite shower room with wc - 3.44 m².

Exterior -

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LOCAL TAXES

Taxe foncière:	**1574 EUR**

NOTES

DESCRIPTION

A Charming Property with a Spacious Main House, Gîte
and Heated Swimming Pool.

This enchanting property could be the one you fall in love with, offering spacious accommodation, character and the added benefit of a separate gîte, ideal for welcoming family and friends or generating rental income.

The property is entered through double gates which lead to a large parking area for up to five cars. Here you can either go through gates into the Gite courtyard, or gates
leading through a pretty garden to the main house.

The main house offers three bedrooms, including a generous master bedroom with an en-suite shower room with WC and a dedicated dressing room. The heart of the
home is the impressive 77m² open-plan kitchen, dining and living area, where a wood-burning stove creates a warm and inviting atmosphere. Next to the living area is a office space that could also be used as a bedroom if needed. and there is also a small room with a wc this room could very easily be made into a shower room as all pipe work is in place.

There are also two lovely terraces. Double doors open onto a gorgeous covered terrace in the west, ideal for catching the beautiful sun sets and evening bird song, and on the east through large picture windows providing the perfect setting for catching the morning sun, al fresco dining, and relaxing while enjoying the beautiful surrounding countryside.

Attached to the main house is a spacious, fully equipped, three-bedroom gîte,...