

## UNDER OFFER Character Stone House & Gîte with Garden and Pool – A Countryside Gem

EXCLUSIVE



## INFORMATION

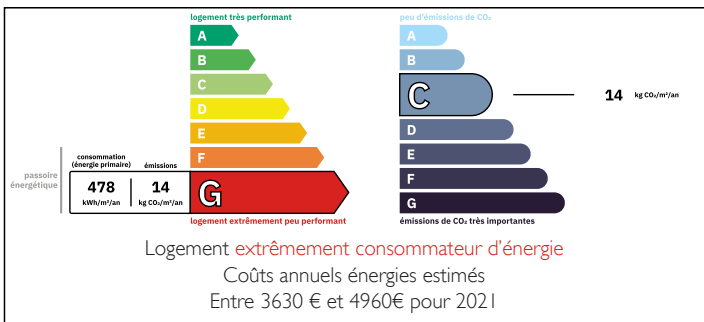
Town:	Brillac
Department:	Charente
Bed:	3
Bath:	3
Floor:	156 m <sup>2</sup>
Plot Size:	3395 m <sup>2</sup>

## IN BRIEF

Situated approx 3km from the village of Brillac and 11km from the town of Confolens which has a good range of shops, schools, hospital, pool and weekly market. Viewing highly recommended.



## 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

The mainhouse in its former years was a school and later the village bar whilst the gite was converted from an old blacksmiths forge and still features some unique features of days gone by. The two houses are now a very spacious mainhouse, currently 2 very large bedrooms that could be split in 2, plus a renovated gite.

Mainhouse:

Ground Floor:

Entrance Hall

Kitchen: Spacious area (32.5m<sup>2</sup>) with fitted units, built-in appliances, and a woodburner. Doors lead onto the garden, adding to the charm.

Living Room: Generous space (40.7m<sup>2</sup>) with another woodburner and doors giving access to the garden.

Bathroom: (7.8m<sup>2</sup>) with a shower, sink, and WC plus space for the washer/dryer

First Floor:

Bedroom 1: (34m<sup>2</sup>)

Bedroom 2: (34m<sup>2</sup>)

Both triple aspect with potential to further divide these rooms for additional bedrooms if desired.

Bathroom: (6.9m<sup>2</sup>) equipped with a bath, sink, and WC.

INDEPENDANT GITE

Open plan living space with a newly installed kitchen(41.3m<sup>2</sup>), and woodburner. Rear doors lead onto the covered terrace. Mezanine bedroom with retractable ladder above the kitchen.

Bedroom (16m<sup>2</sup>)

Bathroom (5.1m<sup>2</sup>) with bath, basin & wc

The rear garden has a recently installed 8.5 x 4.2m above ground heated pool with a raised decked sunbathing terrace.

There is a wooden garage/workshop attached to the side of the mainhouse and a covered terrace to the rear. The gite also has a covered terrace to the rear.

The grounds are to the front and rear of the

## LOCAL TAXES

Taxe foncière: **600 EUR**

## NOTES