

A four bedroomed family home with modern heated pool, barn and outbuildings. Wonderful country views.



## INFORMATION

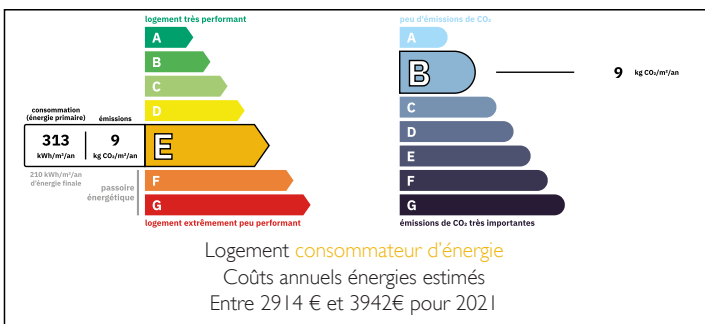
Town:	Chillac
Department:	Charente
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	4661 m2



## IN BRIEF

Set in a spacious but manageable garden with many mature shrubs and trees, this four bedroomed Charentais longère benefits from a modern in-ground heated swimming pool along with various outside seating and dining spaces, covered parking, barn and workshop. There's even an additional building, with gîte potential, ready to renovate.

## ENERGY - DPE



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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

Charming Stone Longère in Charente with Pool & Gîte Potential

Discover a peaceful retreat in the beautiful Charente countryside — this 200 m<sup>2</sup> longère-style farmhouse is set on a generous 4,661 m<sup>2</sup> plot, surrounded by mature trees and offering panoramic country views. Approached via a quiet country lane, this property combines authentic rural character with modern amenities.

**Spacious Accommodation:** The house features 4 bedrooms (one on the ground floor for accessibility or seasonal comfort) and 4 bathrooms, including two en suites.

**Authentic Features:** Exposed stone walls, wooden beams, and traditional design give this property real character and charm.

**Modern Comfort:** A beautifully heated in-ground swimming pool, complete with electrically operated safety cover, invites relaxation, while several shaded outdoor dining areas make it perfect for al fresco living.

**Outbuildings & Potential:** Includes a barn/workshop plus an additional building with gîte potential — ideal for holiday rentals or guest accommodation.

**Recent Renovations:** The main house and barn benefited from a new roof in 2022, significantly reducing future renovation costs.

**Parking & Access:** Private parking, a covered parking area, and good access make the property very practical.

**Location:** In the rural hamlet of Chillac (Charente) — offering serenity, but still within 45 minutes of Angoulême and about 1 hour from Bordeaux.

**Energy & Utility Information:**

Estimated annual energy costs: €2,914–€3,942

## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES