

Charming 3 Bed Farmhouse with Garden & Outbuildings – Peaceful Hamlet Setting



INFORMATION

Town:	Bran
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	176 m2
Plot Size:	3040 m2

IN BRIEF

Situated in a quiet and private hamlet, this character farmhouse offers approximately 170 m² of single-level living space, set within a generous and fully enclosed garden of around 3,000 m².

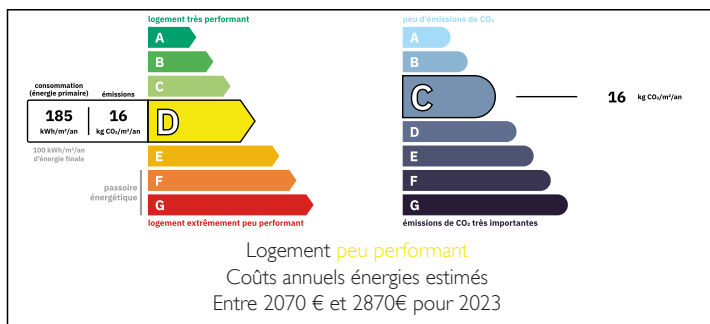
The house is spacious and full of natural light, with an entrance hall leading to a cosy sitting room with fireplace, as well as a bright living room with large windows at either end. The open-plan kitchen and pantry provide a practical and sociable living space.

On the other side of the hallway are three bedrooms, a bathroom and a study—ideal for home working or additional guest accommodation.

Additional features include a partially insulated attic with potential, a useful utility/boiler room, and an attached workshop/barn.

A property full of character and potential, ideal for

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

Ground Floor

Entrance hall – 17.4 m²

Bedroom 1 – 11 m²

Bedroom 2 – 11 m²

Bedroom 3 – 20.5 m²

Study – 7.8 m²

Bathroom (bath, shower, washbasin) – 10 m²

Separate WC

Dining room – 28 m²

Open-plan lounge/kitchen – 46.5 m²

Utility / boiler room (attached) – 24.3 m²

Workshop / barn (attached) – 22 m²

First Floor

Attic – partially insulated with potential for conversion (subject to permissions)

Outside:

Charming covered barbecue area and traditional well

Large terrace with direct access from the house

Fully enclosed garden with plenty of space to enjoy

Independent barn/garage to the rear

Additional Information :

Heating: oil-fired central heating, with underfloor heating in the living room

Drainage: septic tank

Double glazing throughout

Location:

Just 5 minutes from amenities in Baignes-Sainte-Radegonde, around 1 hour from Bordeaux and 1 hour from the Atlantic coast.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES