

Elegant Charentaise Property with Pool, Gardens & Independent Annexe

EXCLUSIVE



INFORMATION

Town:	Sainte-Sévère
Department:	Charente
Bed:	5
Bath:	4
Floor:	320 m2
Plot Size:	1540 m2



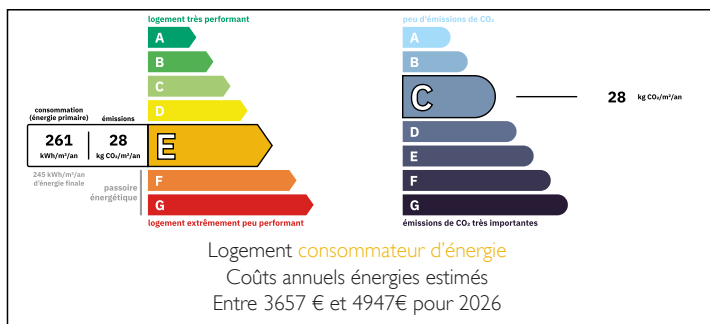
IN BRIEF

Tucked away in a peaceful hamlet just minutes from Matha and Cognac, this charming country property beautifully combines classic French character with relaxed countryside living. Original tiled floors, a graceful period staircase and light-filled rooms create a warm and welcoming atmosphere throughout.

Set within beautifully maintained grounds with mature shrubs, lawn and a swimming pool, the property is perfect for long summer afternoons, entertaining family and friends, or simply enjoying the tranquility of rural France.

The main house offers a spacious entrance hall, two reception rooms, a generous vaulted kitchen, shower room, three bedrooms and two bathrooms. A separate two-bedroom annexe provides ideal guest accommodation or holiday rental potential, while extensive outbuildings and a garage offer ample parking and workspace.

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

Main House

Ground floor

Entrance hall 15m²

Lounge 32m²

Dining room 16.5m²

Kitchen 21.5m²

Utility room 12m²

Toilet 4m²

Shower room 6m²

1st floor

Bedroom 1 31m² Shower room included

Bedroom 2 33m²

Bedroom 3 9m²

Bathroom 8m²

Annexe

Ground floor

Open plan living room, kitchen, dining room 66m²

1st floor

Bedroom 1 28.5m²

Bedroom 2 30m²

Bathroom 6.6m²

There is an integral garage/workshop between the 2 houses measuring 31m² and a large covered barn with parking for several cars measuring 100m²

The pool is chlorine and measures 10x 5 and had a new liner in 2025

The house heating is oil central heating and electric radiators.

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

NOTES