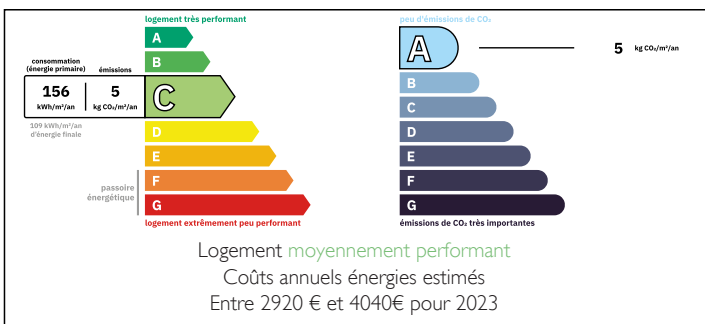


Elegant French Estate with Spacious Main House, 3 Gîtes & Heated Indoor Pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|----------------------|
| Town: | Brettes |
| Department: | Charente |
| Bed: | 8 |
| Bath: | 6 |
| Floor: | 392 m ² |
| Plot Size: | 15267 m ² |

IN BRIEF

Discover this exceptional French country estate set in a peaceful rural location with approximately 1.5 hectares of land.

The property combines character, comfort and excellent tourism potential, featuring a spacious 217 m² main house (suitable to use as chambres d'hôtes), three gîtes, and a stunning heated indoor swimming pool with games area.

The main house offers generous living spaces including a lounge with fireplace, dining room, large kitchen, veranda and office or ground-floor bedroom. Upstairs are three elegant guest bedrooms with private shower rooms.

Surrounded by beautiful gardens and countryside views, the estate provides privacy and tranquility while offering excellent rental income opportunities.

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

Set in a peaceful rural location, this charming French estate enjoys approximately 1.5 hectares of land, offering privacy, tranquility and excellent tourism potential.

Combining authentic character with modern comfort, the property includes a spacious main residence (possibility to use as BandB), three independent gîtes and a superb heated indoor swimming pool.

This is an ideal opportunity for anyone seeking a lifestyle change, hospitality business or income-generating property in the French countryside.

MAIN HOUSE – approximately 217 m²

LOCAL TAXES

Taxe habitation: EUR

GROUND FLOOR :

Formal Entrance hall (6,6 m²)

Living room (34 m²) with fireplace

Dining room (26 m²)

Kitchen (27 m²)

Office or downstairs bedroom (16 m²)

Downstairs bathroom (10,5) with toilet, shower, bath and sink

Veranda (28 m²)

FIRST FLOOR

On the first floor are three elegant guest bedrooms already set up as chambres d'hôtes:

“MATISSE” bedroom – 21.6 m² with private shower room and toilet

“MONET” bedroom – 18.6 m² with private shower room

“TOULOUSE-LAUTREC” bedroom – 14.8 m² with shower room across the hallway

The main house benefits from double glazing, electric radiators and an energy-efficient aérothermal heating system with integrated air conditioning.

The main house would be very suitable as a large family home, but if you're looking to extend the

NOTES