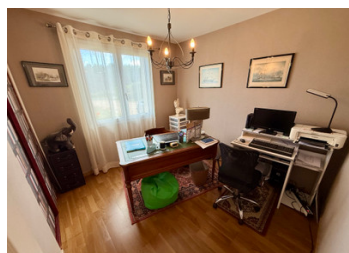


A four bedroomed family home with large living/dining room, excellent energy efficiency, set in a large plot



INFORMATION

Town:	Brie-sous-Chalais
Department:	Charente
Bed:	4
Bath:	2
Floor:	178 m2
Plot Size:	5317 m2



IN BRIEF

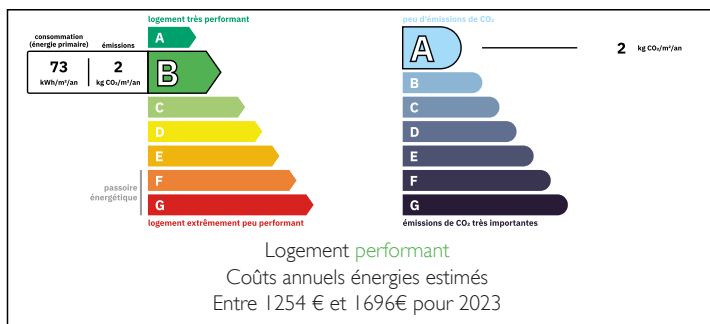
Modern Comfort & Rural Serenity: Stunning 4-Bedroom Home in Brie-sous-Chalais

Discover this very well maintained 178m² single-story residence set on a generous 5,317m² plot. Built in 1997 and boasting a rare B/A energy rating, this home offers ultimate comfort with underfloor heating (heat pump 2020), reversible AC, and a bright 42m² living area.

Key Features:

- 4 Bedrooms including a Master Suite
- Dedicated Office for remote work
- Large 18m² functional kitchen opening to the garden
- Double Glazing throughout
- Large Garage & workshop
- Water Softener
- Underfloor Heating
- Central vacuum system & fireplace

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.



NOTES

DESCRIPTION

Experience the perfect blend of modern efficiency and rural tranquility in this impeccably maintained, single-story home. Nestled in the peaceful village of Brie-sous-Chalais (16210), this property is the definition of "turnkey" living.

With an exceptional Energy Rating of B/A, you can enjoy a spacious 178m² footprint without the high utility costs, thanks to a high-performance heat pump (installed in 2020), underfloor heating, and reversible air conditioning.

The Home: Light, Space, and Quality

- The Living Heart: Step into a vast, sun-drenched 42m² living room designed for relaxation. The adjacent 18m² kitchen is both functional and social, leading directly to a terrace made for summer breakfasts.
- Restful Nights: Four generous bedrooms, including a private master suite, offer plenty of space for family or guests.
- Work from Home: A dedicated office space provides the quiet environment needed for remote work or creative hobbies.
- Extra Features: A large laundry room with exterior access, a central vacuum system, a cozy fireplace, and a double garage with an attached workshop.
- The Grounds: 5,317m² (approx. 1.3 acres) of partially enclosed parkland, offering a safe haven for pets, space for a pool, or simply a beautiful buffer of privacy.

Brie-sous-Chalais is located in South Charente, a region often called "the French Tuscany" for its gentle rolling hills, sunflowers, and golden light. It offers a quieter, more authentic alternative to the neighboring Dordogne.

Living here means enjoying the best of both worlds: total rural peace with modern convenience at your fingertips.

- Village Life, Town Convenience: You are...