LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SPACIOUS CHARENTAISE HOUSE WITH INDEPENDENT GUEST SUITE, SWIMMING POOL & STONE BARN

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44694SHH16
PRICE	€ 395,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (372 642 EUR hors honoraires)
BEDROOM	8
BATHROOM	8
ACCOMMODATION	350 m²
LAND	8633 m²
TOWN	Nonac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change





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- Feeling of isolation, Peacefull, Country views
- Recent Roof (2024)
- New pool liner (2026)
- Close to commerce and excellent travel links
- Rental history

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Set in the peaceful countryside of southern Charente, this welcoming Maison Charentaise offers approximately 350 m² of flexible living space, combining traditional character with generous family accommodation.



DESCRIPTION

The property comprises 8 bedrooms in the main house, an independent en-suite guest suite, two generous sitting rooms, a breakfast salon with secondary kitchen, and a spacious multi-purpose room currently arranged as a yoga and wellness studio.



Substantial investment has already been made, including a new roof on both the house and stone barn, double glazing throughout and a new swimming pool liner, ensuring that many of the most significant capital works have already been completed.

The property currently has a DPE rating of F, and we believe in being completely transparent. The guide price of €445,000 has been set to reflect the remaining improvements recommended enhancing year-round comfort and energy efficiency, including upgrading the heating system, installing roof insulation, fitting a mechanical ventilation (VMC) system and completing recommended works to the fosse. Unlike many properties with a similar energy rating, the principal structural improvements have already been carried out, allowing future owners to focus on improving comfort and efficiency rather than major building works.

Set within approximately 8,600 m² of mature gardens, this is a spacious and adaptable French country home offering privacy, character and exceptional flexibility. Equally suited as a permanent residence, an extended family home or a second home in France. It also offers excellent potential for welcoming paying guests or operating a small Chambers d'hôtes business, should a new own...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44694SHH16

COMPLETE FILE AND PHOTO ON REQUEST

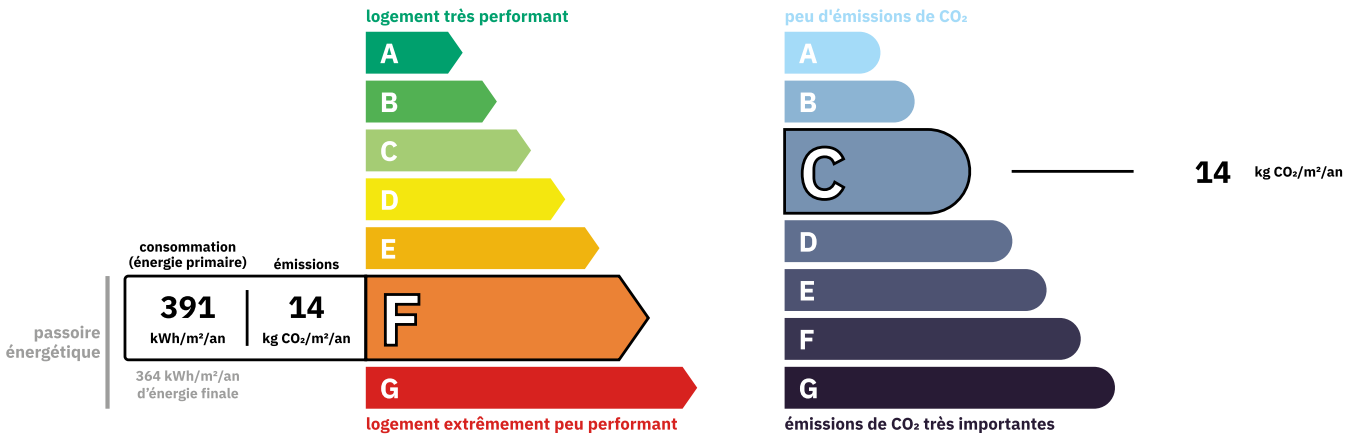
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 12180 € and 16250€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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