



Well presented property with gite, barn, pool and mature gardens,

16480, Brossac, Charente, Nouvelle-Aquitaine

* Available * 4 Beds

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€267,500

Ref: BVI27364

Property Description

We are delighted to offer two attached well appointed stone built properties (approx 146sqm and 100sqm) and large barn (approx 138sqm) with attached store rooms, ideal for further development (subject to the necessary permissions). The main property has 4 bedrooms and the attached gite 2 bedrooms. The enclosed mature gardens (approx plot size - 4500sqm) are mainly laid to lawn with large palm trees, flower borders, etc. The pool is enclosed with terraced surround. There is also a good sized pond and adjoining chicken run. Commerce is available in nearby Brossac (6km) and the market town of Chalais with it's good range of amenities, inc schools and rail connection is just 11km. Bergerac airport is approx 84km. Price including agency fees : 275,000 € Price excluding agency fees : 259,434 € Buyer commission included: 6 %

