

Superb 18th Century Logis with Enchanted Gardens and Idyllic Setting

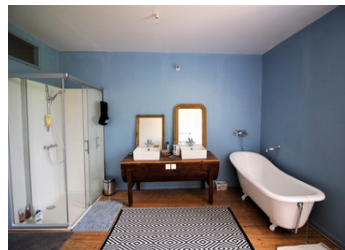


INFORMATION

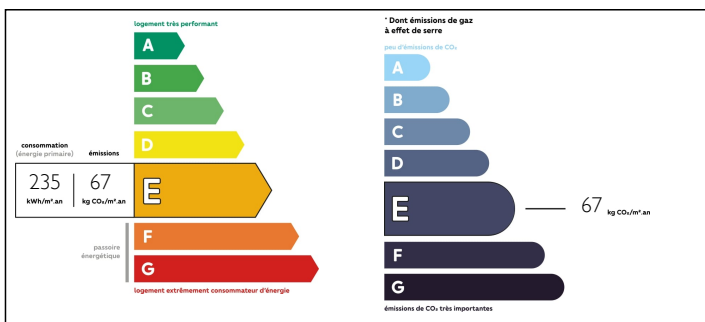
Town:	Bessé
Department:	Charente
Bed:	6
Bath:	2
Floor:	400 m2
Plot Size:	19164 m2

IN BRIEF

Nestled in a private and serene setting, this magnificent 18th century Logis is a true masterpiece. Surrounded by meticulously landscaped gardens, adorned with mature trees and lush lawns, this exceptional property offers an oasis of tranquillity. With two entrances opening onto the garden, a charming well, a delicious summer kitchen, a prosperous vegetable garden and a picturesque wood in the back, this residence benefits from a most pleasant sunny orientation. Stepping through the door, you will discover a fully equipped kitchen that combines modern convenience with timeless elegance.

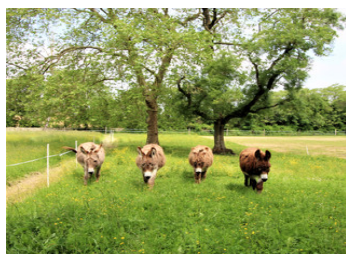


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES

DESCRIPTION

The living room exudes a grand atmosphere, while the impressive entrance and staircase leave a captivating first impression. Two additional living rooms, one of which is currently used as a bedroom, add to the appeal of this enchanting abode. To the rear of the property, an impressive hallway runs its full length, adding a touch of majesty to the overall ambience.

For your comfort throughout the seasons, the property has oil-fired central heating with radiators, complemented by a lovely wood-burning stove for those cosy winter evenings.

Ascending to the second floor, a feeling of luxury prevails. Here you will find a well-appointed WC and family bathroom, as well as an impressive hallway that epitomizes grandeur throughout. Five additional bedrooms, each with its own unique charm and character, provide ample space for family and guests. Plus, four more rooms await your creative vision, offering endless possibilities for renovation and customization.

The outbuildings of this remarkable property are equally impressive. A spacious garage, large barn, stable, workshop and three further barns used for storage enhance the functionality and potential of the property.

This exceptional Logis is a rare gem that harmoniously combines historic elegance with contemporary comfort. Its impressive gardens, stunning interiors and possibilities for customization make it an extraordinary opportunity. Grab this chance to own this remarkable residence and experience the pinnacle of fine living.

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