



## Detached Country House with Outbuildings



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 325,252.43

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Champniers
Postleitzahl:	16430
Veröffentlicht:	06.04.2026

#### Beschreibung:

Charming 210m<sup>2</sup> period house, a renovated late 19th-century farmhouse. This unique and charming family home offers a wonderful quality of life in the countryside, yet is only 15 minutes from Angouleme train station. Its peaceful, wooded 2000m<sup>2</sup> garden has space for a swimming pool. It also offers excellent potential for expansion in its adjoining barn and wine cellar.

Currently, the ground floor comprises an entrance hall, kitchen, pantry, living room, veranda, one bedroom, one bathroom, and a master suite with dressing room and private shower room. A staircase leads to two bedrooms upstairs, and another staircase provides access to a bedroom and an artist's studio. In total, there are five bedrooms, two of which are on the ground floor.

Outbuildings offering potential for expansion, a wine cellar, and a carport complete this property. The house is connected to fiber optic internet. It is located 4 minutes from the town of Brie and Champniers, 14 minutes from the train station.

Exclusive: Lovely house 4 minutes from the town of Brie and Champniers old farmhouse late 19th century renovated. This atypical and charming family home offers a beautiful quality of life in the



countryside while being 15 minutes from Angouleme train station, its quiet 2000m<sup>2</sup> tree-lined garden is suitable for swimming pool.

It also offers great possibilities for extension in its adjoining barn and cellar. It currently consists of an entrance, kitchen, pantry, living room, veranda, 1 bedroom, 1 bathroom and a master suite with dressing room and private bathroom, a staircase leads to 2 bedrooms upstairs and another staircase. serves 1 bedroom and an artist's studio. in total 5 bedrooms including 2 on the ground floor.

Outbuildings which allow expansions, wine cellar, carport complete this set. The house is connected to optical fibre.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard



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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## **Allgemein**

Schlafzimmer:	5
Badezimmer:	2
Grundstücksgröße:	2000 m <sup>2</sup>

## **Gebäudedetails**

Außen-Ausstattung:	Pool
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX8.337.708
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