



## Stunning 4 Bedroom Eco House For Sale in Lessac Charente France



### Στοιχεία μεσίτη

|                      |   |
|----------------------|---|
| Όνομα:               | Niall Madden  |
| Όνομα<br>εταιρείας:  | Esales Property Limited   |
| Χώρα:                | United Kingdom  |
| Experience<br>since: | 2002  |
| Τύπος<br>υπηρεσίας:  | Selling a Property  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Τηλέφωνο:            |   |
| Languages:           | English   |
| Site:                | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | EUR 260,000 |

### Τοποθεσία

|                        |                   |
|------------------------|-------------------|
| Χώρα:                  | France            |
| Νομός/Περιοχή/Επαρχία: | Andalusia         |
| Πόλη:                  | Ronda             |
| Διεύθυνση:             | Route De La Barde |
| Ταχυδρομικός κωδικός:  | 16500             |
| Δημοσιεύθηκε:          | 28/07/2023        |

Περιγραφή:

Stunning 4 Bedroom Eco House For Sale in Lessac Charente France

Esales Property ID: es5553490

26 Route De La Barde  
Lessac 16500  
France

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

Uniquely designed new eco house wooden structure with geo thermal underfloor heating. Open plan, cathedral ceiling living room /kitchen. 4 bedrooms- master with luxury en-suite and walk in cupboard. 1



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other bathroom and 1 toilet. Set in 2 to 3 acres with views of the Vienne valley.

The house is a wooden framed house in a wooded setting with views over the valley. The village of Lessac is 5 km from the beautiful town of Confolens which is set on the river Vienne with many beautiful historic buildings. It holds a world wide folk festival in August. Nearby is an Iron Age settlement with enactment activities.

The village of St Germain is within walking distance and is dominated by the old castle which holds many musical and other events. Within driving distance are:

The lakes with beaches and other water activities

Motor racing venue

Limoge airport

Futuroscope theme park

Cassinomagus Archaeological Park

## ABOUT THE AREA

Lessac is a commune in the Charente department in southwestern France. About three kilometers north of the town center is the Domaine de Boisbuchet with the Château de Boisbuchet, built in 1865 on a hill above the Vienne.

Charente is a department in the administrative region of Nouvelle-Aquitaine, south western France. It is named after the river Charente, the most important and longest river in the department, and also the river beside which the department's two largest towns, Angoulême and Cognac, are sited.

Charente is a thriving department due to several economic sectors. Cognac production is one of the incomes of Charente. It is exported at about 95%, France's consumption being only of 5%. The famous brandy represents 45% of the agriculture economic resource of the department. Cognac also allowed Charente to develop other dynamic industries such as cardboard packaging, tags, transport, cooperage and distillation equipment. Papermaking industry has been for a long time a flagship sector in Charente.

The department houses many typical towns. In the south east, an international festival welcomes each year hundreds of visitors. It takes place in Angouleme and deals with comic trips. This is a worldwide meeting not to be missed. On the way, you can also visit the beautiful town centre and nature areas.

Finally, any one should be seduced by the charming Charente valley and River. The Charente is sometimes nicknamed 'happy river'. In some places, it forms small wonderful isles. Several paths allow both hikers and bikers to discover this area of the department. Woods, lakes and streams are also part of this amazing setting!

## MAiN FEATURES:

- 179m2 of living space
- 500m2 plot



- 4 bedrooms
- 2 Bathrooms
- Stunning Views
- Private Parking
- Private Garden
- Massive potential in the rental market Airbnb and booking.com
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, walking and sports areas nearby

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## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 4       |
| Μπάνια:                       | 2       |
| Τελειωμένα τετραγωνικά πόδια: | 179 τ.μ |
| Μέγεθος αυλής:                | 500 τ.μ |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Όχι |
|------------|-----|

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/Zy0PIIt50Ko?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/Zy0PIIt50Ko?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a> |
|-------------------|---|

## Contact information

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|-----------|-------------|
| IMLIX ID: | IX4.693.498 |
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