



Beautifully Renovated Charentaise Stone House with Over 1 Hectare of Land – Grassac (16380)

Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 318,651.13

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Grassac
Indicatif régional:	16380
Soumis:	01/05/2026

Description:

Summary

Nestled in a peaceful rural hamlet in Grassac, this superbly renovated Charentaise stone house offers a rare opportunity to enjoy an exceptional lifestyle combining authentic charm, modern comfort, and breathtaking countryside views.

Set on over 1 hectare of land, the property boasts generous living spaces, quality finishes, and a tranquil, private setting with 360° open views across the surrounding landscape.

? A Character Property Renovated with Care

This home has been thoughtfully renovated to preserve its original charm while integrating high-quality modern features.

Key features:

- Exposed stone walls and stunning wooden beams
- Spacious open-plan living area
- Industrial-style kitchen with stainless steel units and bespoke concrete island
- Wood-burning heating system
- Original bread oven adding unique charm



The result is a warm and inviting home, ideal as a primary residence, family home, or countryside retreat.

??? Interior Layout

- 3 bedrooms, including 1 on the ground floor
- 2 bathrooms, including 1 on the ground floor
- Large open-plan kitchen / dining / living area
- Spacious utility room (ideal for laundry & heating system installation)
- Bright interiors with excellent natural light
- Peaceful, private setting with no disturbances

?? Renovation & Technical Features

- New electrics and plumbing
- Double-glazed windows and doors
- Wood-burning stove
- Insulated walls and ceilings
- Underfloor heating on the ground floor
- Radiators throughout the house: system ready for heat pump or pellet boiler installation
- Fibre optic internet connected

?? Outdoor Space & Outbuildings

The property's setting is one of its greatest assets.

- Over 1 hectare of land
- Travertine terraces (front and rear)
- Hangar of over 100 m²
- Barn of over 100 m²
- Several outbuildings (former pig sheds) and sheds
- Enclosed rear garden (ideal for children and pets)
- Exceptional privacy and natural surroundings

?? Location

Ideally located in the countryside while remaining close to amenities:

- Marthon – 5 minutes
- Montbron – 10 minutes
- La Rochefoucauld – 20 minutes
- Soyaux – 25 minutes
- Angoulême – 30 minutes (TGV access)

?? Additional Information

- Taxe foncière: approx. €350/year
- Electricity: approx. €83/month
- Water: approx. €400/year



- Firewood: approx. €600/year
- Energy rating (DPE): C

Condition: Reformed

Commun

Chambres: 3
Salle de bains: 2
Pied carré fini: 143 m²
Dimensions du lot: 12000 m²

Utility details

Heating Fuel: Electric

Building details

Parking: Oui
Number of Garages: 1

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/PFYR-T204547/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1692-grassac

