

Single-storey stone house with 3 bedrooms, independent studio, swimming pool and lovely landscaped garden.



INFORMATION

Town:	Rioux-Martin
Department:	Charente
Bed:	4
Bath:	2
Floor:	156 m2
Plot Size:	2528 m2

IN BRIEF

This pretty farmhouse is located at the end of a small hamlet, in a cul-de-sac, and therefore has no traffic.

It has 3 bedrooms, one of which is currently used as a study, as well as an independent bedroom with shower room and toilet, adjoining the barn.

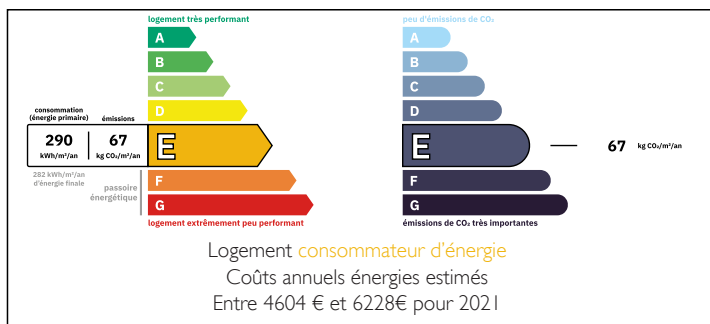
The house is surrounded by a pretty, mature garden with fruit trees, pool area, vegetable garden, sheepfold and a small pond.

* Only 5-min drive from the small town of Chalais, with its train station linking Bordeaux to Angoulême.

* 50 minutes from Angoulême, 1 hour from Cognac and 1h15 from Bordeaux.

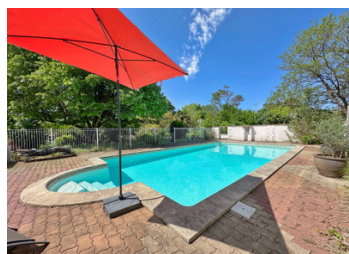


ENERGY - DPE



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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: 1305 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- + Oil-fired central heating and wood-burning stove
- + Compliant Septic tank
- + Single-glazed windows

- Entrance hall (16 m2)
- Living room (33 m2)
- Dining room/kitchen (25 m2)
- Storeroom (6 m2)
- Study (12.2 m2)
- Bedroom 1 (19.3m2) with dressing room (3.5 m2)
- Bedroom 2 (14 m2)
- Bathroom with bath and shower (6.75 m2)
- Boiler/laundry room (11 m2)
- wc

OUTSIDE

- Separate bedroom with shower room and wc (18.6 m2)
- Swimming pool 9 x 5m with new liner.
- Barn (120 m2)
- Cellar (10,6 m2)
- Workshop (42,5 m2)
- Sheepfold (17,5m2)
- Well with irrigation system for the vegetable garden

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