

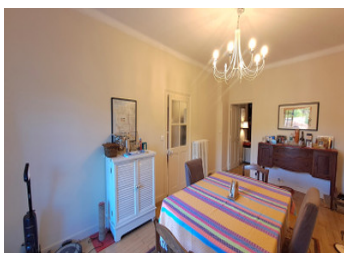
Stunning 3 bedroom town house , original stone features over 3 floors, with self contained 1 bed apartment

EXCLUSIVE



## INFORMATION

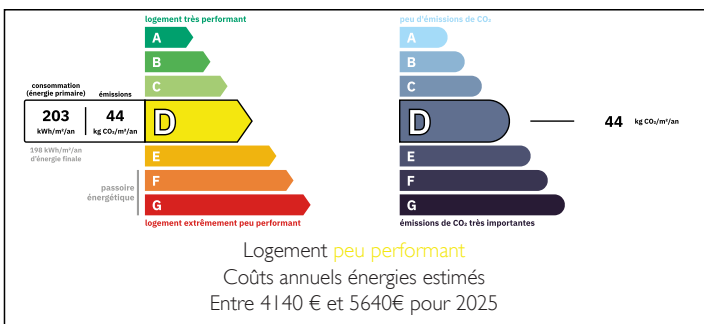
Town:	La Rochefoucauld-en-Angoumois
Department:	Charente
Bed:	4
Bath:	4
Floor:	270 m2
Plot Size:	502 m2



## IN BRIEF

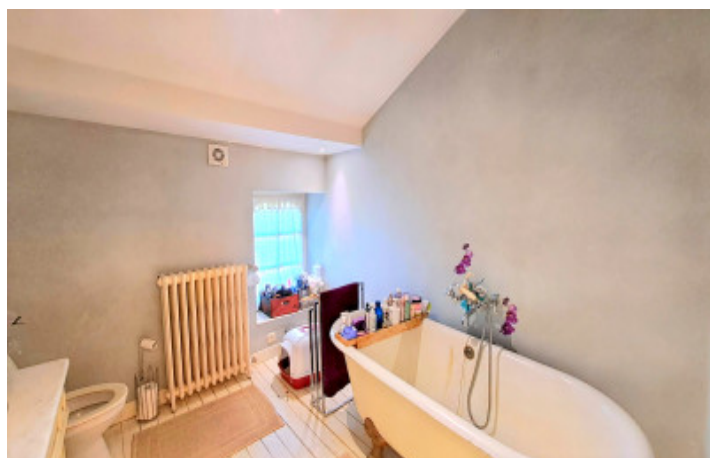
A stunning 4 bedroom town house over 3 floors. Original stone features throughout - Stone fireplaces, spiral stone staircase and cobbled hallway on the ground floor. Riverside access from the rear garden with jetty for a boat. Views of La Rochefoucauld Chateau from the garden. A must see!

## 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.



## DESCRIPTION

Elegant 16th Century Riverside Townhouse in the Heart of La Rochefoucauld

This exceptional 4-bedroom, 4-bathroom stone townhouse offers historic charm combined with modern comfort, with a total of 267m<sup>2</sup> of habitable space and 502m<sup>2</sup> of outside space.

Set in the bustling centre of La Rochefoucauld, the property boasts two en-suite bedrooms, original stone fireplaces, and a striking spiral stone staircase. A bright fitted kitchen and stunning dining room which opens onto a balcony with garden views, while the spacious interiors are enhanced by double glazing, mains gas heating, and mains drainage.

The house includes a rare self-contained one-bedroom apartment, ideal for guests or rental income, and a garage for convenience.

Outside, the property features a charming cobbled terrace and a mature walled garden with direct riverside access, complete with a private jetty. From here, enjoy breathtaking views of the magnificent Château de La Rochefoucauld.

A truly unique opportunity to own a piece of French history in an enviable riverside setting.

## LOCAL TAXES

Taxe foncière: 3027 EUR

Taxe habitation: EUR

## NOTES

Ground floor : Self contained unit

Bedroom of 8.5 m<sup>2</sup>

living room of 16 m<sup>2</sup>

Kitchen of 6 m<sup>2</sup>

Shower room of 2.5 m<sup>2</sup>

Patio doors to garden

Main kitchen of 16.5m<sup>2</sup>

Dining room of 20.5m<sup>2</sup> with doors to balcony overlooking garden

Toilet

Office of 9m<sup>2</sup>

Lounge of 35m<sup>2</sup>