

Fully renovated 245m house, 5 bedrooms, large living areas, heated swimming pool



INFORMATION

Town:	Ruelle-sur-Touvre
Department:	Charente
Bed:	5
Bath:	2
Floor:	247 m2
Plot Size:	556 m2



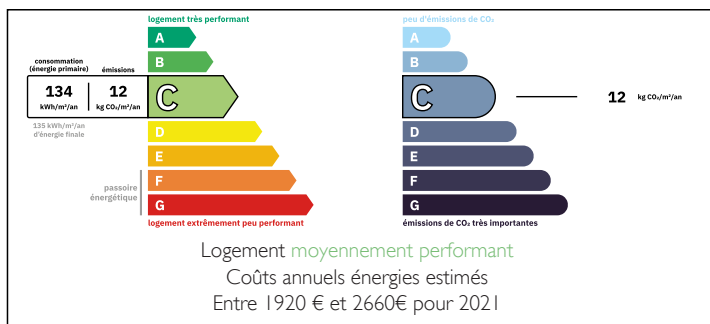
IN BRIEF

If you love carefully renovated character properties, this property is for you.

Located in a sought-after town east of Angoulême, with all amenities (shops, schools, transport) and a peaceful, green environment, this house offers a rare living environment, with no neighbours overlooking, just 10 minutes from Angoulême town centre.

Combining authenticity and modernity, this property, consisting of two former workers' houses, has been completely redesigned and charms with its loft/industrial style and high-quality features. Every detail has been tastefully considered: workshop-inspired doors and staircases, noble materials, and high-level energy renovation (reversible air-to-air heat pump, high-performance insulation, discreet heating).

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

A spacious and bright interior:

On the ground floor, a large entrance hall opens onto a summer kitchen and a light-filled veranda, extended by a summer lounge overlooking a recently built, heated swimming pool (length 7m x width 3.50m x depth 1.50m).

A corridor leads to a guest bedroom and a large bathroom, before opening onto a 55 m² living area combining a lounge, dining room and modern open-plan kitchen, with direct access to the terrace and swimming pool.

A second 30 m² lounge completes the space, leading to two comfortable bedrooms measuring 12 and 15 m².

Upstairs, an original metal staircase leads to a cosy space comprising a study or spare bedroom, a large bathroom, a walk-through dressing room and a spacious 18 m² master bedroom.

An easy-going exterior:

The enclosed garden, with no neighbours opposite, offers perfect privacy. Two electric gates provide access on one side to parking for four vehicles, a workshop and a canopy, and on the other to a relaxation area with a furnished terrace and summer lounge around the swimming pool.

Everything is carefully maintained and designed for minimal upkeep.

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

LOCAL TAXES

Taxe foncière: 3400 EUR

Taxe habitation: EUR

NOTES