

Charming Stone Country House with 3 Bedrooms, Spacious Living Areas, Outbuildings, and 6,865 m of Land.



## INFORMATION

Town:	Rouzède
Department:	Charente
Bed:	3
Bath:	1
Floor:	206 m <sup>2</sup>
Plot Size:	6865 m <sup>2</sup>



## IN BRIEF

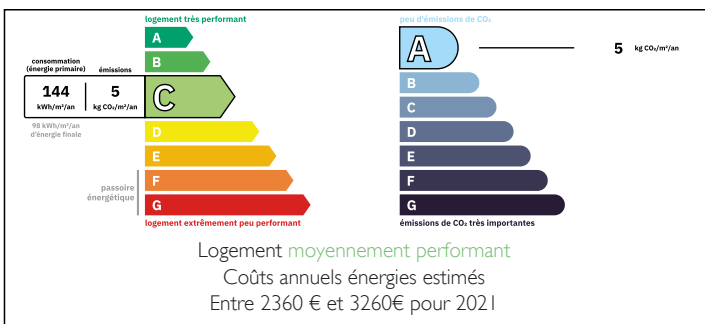
Located in a hamlet at the end of a dead-end, this authentic stone country house offers a peaceful and green setting, perfect for nature lovers and those seeking space and tranquility. Just steps from the property, a walking path invites you to immediately enjoy the surrounding countryside.

Only 9 km from Montbron and 12 km from La Rochefoucauld, all local amenities are within easy reach, while quick access to Angoulême adds an extra advantage.

The house impresses with its generous living spaces, including three comfortable bedrooms and spacious areas perfect for hosting family and friends. Its numerous outbuildings provide exceptional potential for a variety of projects: animal, workshops, storage...

Set on a large 6,865 m<sup>2</sup> plot, the property offers an ideal canvas for realizing your country living dreams, whether for family life, self-sufficiency, or a rural

## 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.



## DESCRIPTION

This farm house style house consists off :

Ground floor:

A large, conservatory-style living room, exceptionally bright

A charming kitchen featuring beautiful exposed brickwork

A dining room

A spacious lounge/living area with a wood-burning stove

A shower room with double sinks and a shower

A separate WC

An open mezzanine overlooking the living room enhances the sense of space and character.

First floor:

Three generously sized bedrooms (14 m<sup>2</sup>, 15 m<sup>2</sup> and 17 m<sup>2</sup>)

A separate WC

A storage room

A practical utility room connects the house to the barn.

Outbuildings & Grounds – Ideal for Animals and Country Projects

The property benefits from numerous outbuildings including:

A large barn with workshop

A second barn more specifically suited for animals

A substantial hangar (currently used for horses)

A chicken coop

There is also a small pond and a pigeon house.

The land offers plenty of space and provides excellent potential for a rural lifestyle or smallholding project.

Technical Information:

## LOCAL TAXES

Taxe foncière:

1898 EUR

## NOTES