

Family home in walking distance to the town centre with schools, supermarket, café's and restaurants.



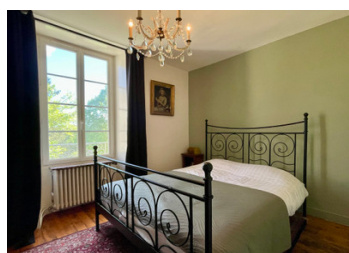
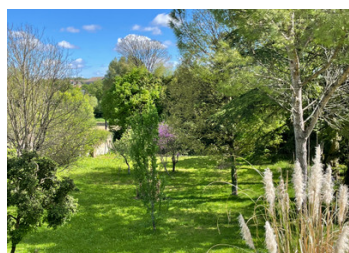
INFORMATION

Town:	Rouillac
Department:	Charente
Bed:	6
Bath:	4
Floor:	240 m2
Plot Size:	4810 m2

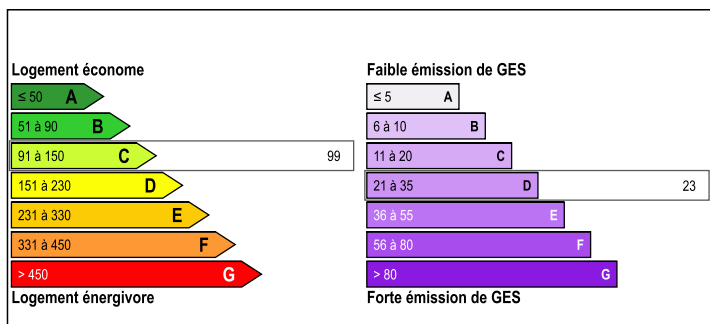


IN BRIEF

A walk from the bakers and local cafe's, spacious main house, guest house and separate accomodation with two rooms. Large mature garden with natural water source and stream, courtyard area with jacuzzi and terrace leading from the kitchen.



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

The main property is a three-bed Charentaise style house comprising, entrance hall with wooden floor, living area open to the dining area, with wood burner fire and windows to the front and back of the house, making the most of the light all day. Kitchen with dining area and double aspect windows. It's an airy room with wooden floor and wood burner fire.

Cellar access from the hall

Laundry room

Shower room with sink and WC, accessed from the pool area.

First floor with and office, three bedrooms, and a bathroom with two sinks and a dressing room. WC. Second floor with two bedrooms and a bathroom with WC.

Dimensions -

Entrance hallway 12m2

Living room open to dining area 28m2

Kitchen 27m2

First floor landing 6.7m2

office 5m2

WC

Bathroom and dressing room 11m2

First floor bedrooms 13, 11, 13m2

Second floor bedrooms both measuring 20m2 plus low head height area of 6m2

Bathroom 5.7m2 with WC and single sink

Gite

The gîte is a cosy space for family or it could be rented out.

Living room 11m, kitchen area 2m2, shower room. First floor bedroom 10m2

Further living accomodation which could either be an office studio or guest house. This includes Two main rooms, 21m2 and 15m2 it has a shower room with sink and WC. Above is a mezzanine area with low head height for either an occasional bedroom or storage 7m2.

LOCAL TAXES

Taxe foncière: 1132 EUR

Taxe habitation: 946 EUR

NOTES