

RARE LONGERE 10 minutes from La Rochefoucauld in a quiet area with an open view on the countryside

## EXCLUSIVE



## INFORMATION

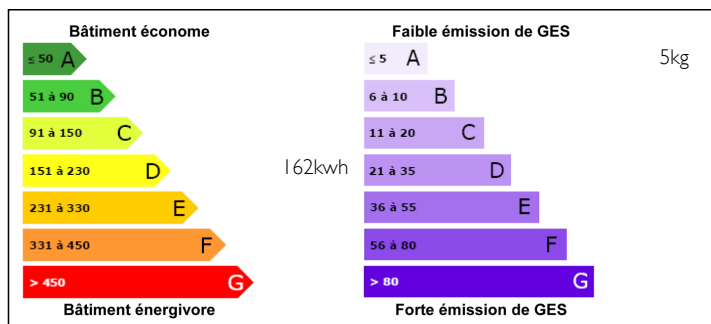
Town:	La
Department:	Charente
Bed:	5
Bath:	4
Floor:	310 m2
Plot Size:	1458 m2

## IN BRIEF

Formerly a B & B guest house, ideally situated in a village and around 10 minutes from La Rochefoucauld, this house has a lot to offer. It has several bedrooms, an office, 2 kitchens, a large reception room, a living / dining room, an independent appartement (renovation needed), a potential swimming pool area and a terrace with an open view of the Charente countryside.



## 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 house is composed as follows:

- A large and luminous entrance of 4m<sup>2</sup> followed by a first living room of 35m<sup>2</sup> with a fireplace,
- A first kitchen of 13m<sup>2</sup> with a cellar of 12m<sup>2</sup>,
- Bedroom 1 of 18m<sup>2</sup>,
- Bedroom 2 of 11m<sup>2</sup>,
- Bedroom 3 of 9m<sup>2</sup>,
- Office/bedroom of 15m<sup>2</sup>,
- Boiler room of 6m<sup>2</sup>,
- Bathroom of 7m<sup>2</sup>,
- Two shower rooms of 4 and 5m<sup>2</sup>,
- Three toilets and a laundry room of 4m<sup>2</sup>.

In the continuation you will find :

- A large living room of about 69m<sup>2</sup>,
- A kitchen/dining room of 32m<sup>2</sup>,
- A cellar of 6m<sup>2</sup>.

On the first floor you will find several mezzanines, a shower room with WC, and a bedroom of 13m<sup>2</sup>.

The house is heated by a new air/water heat pump.

The roof and insulation are in good condition, the sanitation is controlled and up to standard.

Studio of 25m<sup>2</sup> attached to the house (to be renovated).

Garage of 17m<sup>2</sup>.

Pleasant terrace of 15m<sup>2</sup> with an open view, ideal place to spend a good time with family and friends.

## LOCAL TAXES

Taxe foncière: 2300 EUR

## NOTES

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