

Wonderful equestrian property with 3 bedroom house, outbuildings, sand school and new barn with 4 stables



## INFORMATION

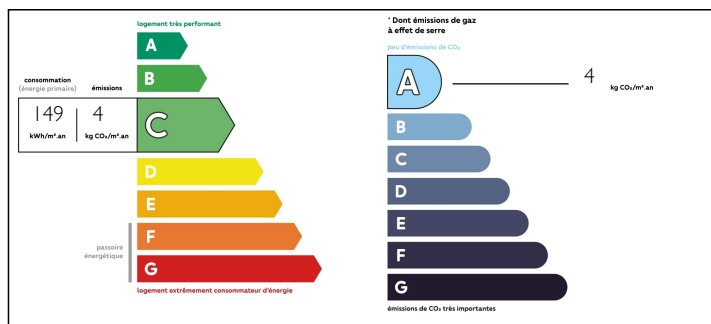
Town:	Rouzède
Department:	Charente
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	22967 m2

## IN BRIEF

This fabulous property is situated in a unique location with kilometers of beautiful protected path on your doorstep! It is a horse lovers dream as you can go off riding all day or school your horse in the sand school on the property!

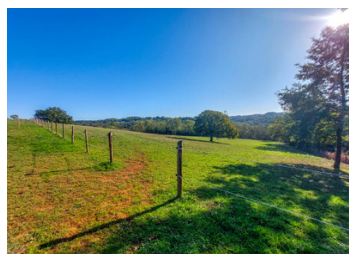


## ENERGY - DPE



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

You enter the property and on the left is the house, to the right is the garden, and in front of you are the stables and fields

You will find a Dining Room/Kitchen with a large feature fireplace and log burning stove with a newly installed kitchen and fitted units. Up a few steps from the Dining Room is the Lounge. From here there is access to two bedrooms (11.02m<sup>2</sup> and 11.6m<sup>2</sup>). Going on further you will find another bedroom (18m<sup>2</sup>) and the large family bathroom (11.16m<sup>2</sup>) with a separate WC. There is lots of scope to create further living space, should you wish, as there is a large attic space running across the top of the whole property which you could convert.

The property benefits from a brand new air source heat pump which provides the central heating and a solar panel system for the hot water.

Outside there is the remains of an old Barn which provides a perfect place for a terrace. At one end there is a lean to for machinery and a hay store.

Behind this is the brand new Horse Barn (120m<sup>2</sup>) which has 4 large stables for the horses. There is a tack room, a feed room (in one of the stables) and a wash room. All the stables have automatic water supplies.

Behind this is the sand school and then the large open paddocks. Around the outside of the land is a...

## LOCAL TAXES

**Taxe foncière: 749 EUR**

## NOTES