

Lovely 4 bed town centre house; 190m²; walking distance to amenities and attractions; great potential.



INFORMATION

Town:	La
Department:	Charente
Bed:	4
Bath:	2
Floor:	192 m ²
Plot Size:	225 m ²



IN BRIEF

This lovely and spacious town centre house, located in a quiet corner near the centre of the market town of La Rochefoucauld, offers over 190m² living space that includes 4 beds and 2 baths on the same level with the possibility of adding more by renovating the first floor rooms. Private off-street parking is in front of the house and there is a large roof terrace of 75m² - an ideal outdoor space. The shops, amenities, schools and attractions of La Rochefoucauld are within walking distance as is the beautiful chateau that overlooks the town. Angouleme, capital of the Charente department, is 25km away and has TGV connections to Paris, Bordeaux and even London (via Lille). Airports in the area include Limoges, Poitiers, Bergerac and Bordeaux.

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

A town centre property located near the centre of the old market town of La Rochefoucauld in the eastern Charente.

The property comprises a semi-detached main house with roof terrace and private off-street parking for 2 cars.

The house is about 60 years old and offers a very comfortable living space of almost 200m². Previously used as a cabinet medicale, the interior is perfectly habitable however it does need a refresh. The first floor is in the process of being renovated yet could be completed over time - there is already plenty of living space.

Entering the property leads to a corridor which connects all the ground floor rooms. On this level there are four bedrooms (16m², 13.5m², 13m² and 18.5m²) and two bathrooms (13.5m² and 8.5m²) as well as a kitchen (11m²). A spare room (9.5m²) adjoining one of the bedrooms could be made into a third bathroom.

Two staircases lead to the first floor which comprises three unfinished rooms (19m², 12.5m² & 13m²) as well as a mezzanine (6.5m²) and unfinished WC (3m²). Completion of these rooms would allow addition of living and/ or dining rooms - perhaps by moving 1 or 2 bedrooms upstairs. The roof terrace (75.5m²) can be accessed by French windows from some first floor rooms.

There is attic space under the roof, some of which could be renovated and also a cave under a part of the house - accessed from the outside.

In front of the...

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