

SOLD subject to contract. Charentaise house with garden, pool and countryside views



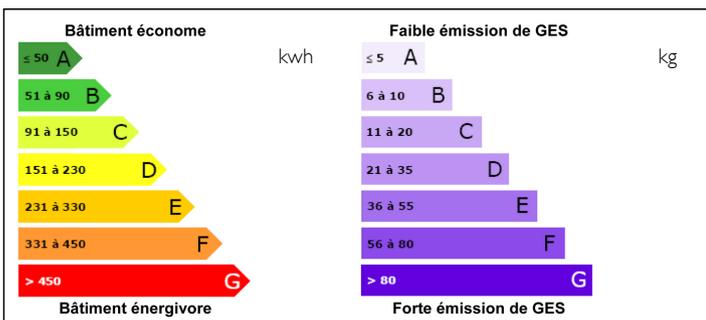
## INFORMATION

Town:	Fouqueure
Department:	Charente
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	3820 m2

## IN BRIEF

This beautiful traditional rural French home offers an ideal holiday retreat in the heart of the Charentais countryside near river walks but not far from the main city of Angouleme with its main line station for trains to Paris, 90kms from La Rochelle, 45kms from Cognac. Pool and south facing courtyard, gorgeous mature garden. Market towns of Aigre and Mansle within 10 minutes

## 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 lovely typical French home offers up all the ingredients for your perfect traditional summer retreat in rural France. Summer sunshine, beautiful views and an in-ground salt pool 3x5.

The house is fully double-glazed and the roof space insulated. Heating is provided by electric heaters, fireplace and woodburner.

In brief the house comprises:

Ground Floor

Sitting Room 36m<sup>2</sup> with double-glazed French doors to terrace, terracotta tiled floor and open fireplace

Dining Room 30m<sup>2</sup> with wood burner and stairs

Kitchen 14m<sup>2</sup> partially fitted maintaining its country style

Laundry room 17m<sup>2</sup> with plenty of storage, water and electricity

Shower room with WC and sink

Bedroom or office 23m<sup>2</sup> with double-glazed French windows to terrace area

1st Floor original wood flooring throughout

Landing 6m<sup>2</sup>

WC

Shower room 6m<sup>2</sup> with shower, sink and WC

Bedroom 11m<sup>2</sup>

Bedroom 18m<sup>2</sup>

Bedroom 16m<sup>2</sup> - this room has lovely views across the courtyard, garden and pool. Fabulous open countryside views towards the river valley.

The stairs continue to the attic space which has been insulated

Outside

Attached to the main house is the Barn 10x9m (86m<sup>2</sup>) with an upper level. The barn is in excellent condition and offers perfect space for parking and storage.

The courtyard and immediate garden give onto the pool and terrace which is fenced for safety. There is a pool house with the salt water filter and pool equipment.

The rest of the garden is laid to grass and has

## LOCAL TAXES

Taxe foncière:

1797 EUR

## NOTES