

Beautifully renovated property on int. golf course; 3 houses; amenities walking distance; rental potential.



INFORMATION

Town:	Rouzède
Department:	Charente
Bed:	4
Bath:	3
Floor:	199 m2
Plot Size:	6129 m2



IN BRIEF

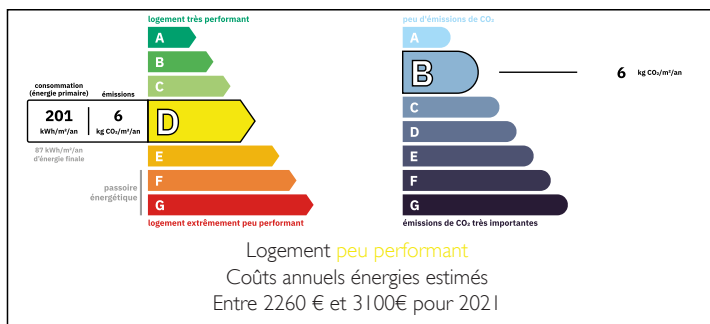
Beautifully renovated property near the centre of an international golf course. Great income potential.

A former farm, this exceptional and unique property has been completely renovated to create three extremely comfortable and spacious homes that could either be lived in or rented out. All have lovely character features (oak beams, wooden floors) and modern conveniences (electrical appliances, electric radiators, double glazing, etc).

All are possibly available fully furnished and have an adjoining 200m² barn & 6000m² park all around.

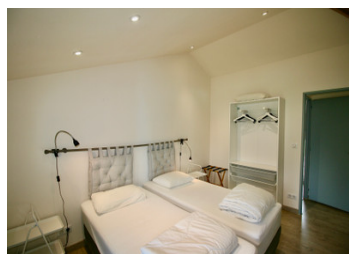
Full amenities can be found nearby in Montbron, Montemboeuf and Saint Mathieu. Angouleme is 45km and has TGV links to Paris, Bordeaux and even London (via Lille). Limoges international airport is 65km.

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

An old stone farmhouse that has been fully renovated to create three spacious and very comfortable houses. Includes attached barn, hangar and 6000m² park. Located near the centre of Golf International de la Preze - an 18 hole championship qualified international golf course and within 150m of the clubhouse/ bar restaurant.

The three houses successfully blend modern appliances and character features, have full double glazing and electric radiators and could possibly be made available fully furnished. All are rented out however one could be easily used as owners accommodation.

Renovated 2018-2019, the work done includes interior reconfiguration to create the three houses, complete interior renovation, new terraces and new roofs (including waterproofing and insulation).

The largest house, Albatross, has 80m² habitable space, sleeps up to 4 people and comprises:

On the ground floor:

Entrance hallway with cupboard.

WC with washbasin.

Living space of 30m² (salon and dining room) with double height ceiling and access to garden and 16m² tiled terrace.

Open plan fully fitted kitchen adjacent to living space with induction hob, oven and dishwasher.

On the first floor:

Mezzanine of 7m².

Two bedrooms (12m² each) with views of the garden and golf course.

Bathroom (8m²) with large shower and WC.

The second house, Eagle, has 70m² habitable space, covered 10m² terrace, sleeps up to 4 people and comprises:

LOCAL TAXES

Taxe foncière: 1412 EUR

Taxe habitation: 955 EUR

NOTES