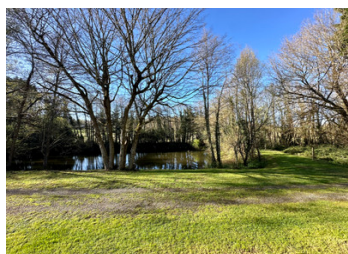


Detached family home set in spacious grounds with large lake, woodland and permission for pool.



INFORMATION

Town:	Rioux-Martin
Department:	Charente
Bed:	4
Bath:	1
Floor:	290 m2
Plot Size:	9728 m2

IN BRIEF

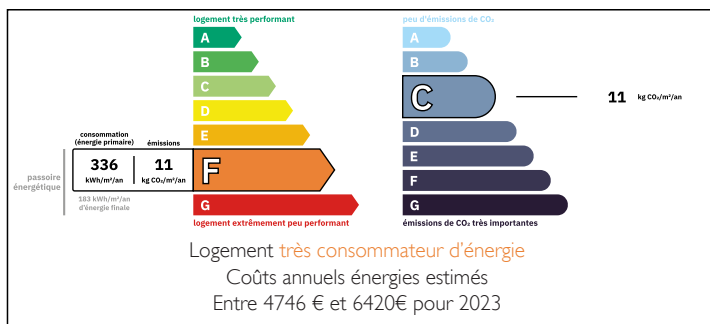
Set in a secluded plot of almost one hectare (2.4 acres) including lake, woodland and lawns, this 3 to 4 bedroom family home is spacious and airy with plenty of room for entertaining both inside and out. A modern, fully fitted kitchen, dining room, living room and library provide ample space for the whole family.

French windows in reception rooms provide access to terrace and gardens. Wood burners keep the downstairs areas cosy in the cooler months and electric heaters provide warmth in the upstairs bedrooms.

A large south-facing sun terrace as well as shaded outdoor dining area on the raised veranda are welcome features for our long French summers.

2 garages and a workshop provide plenty of storage space.

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

Secluded but not remote, this spacious family home is situated on the edge of a small village with easy access to Chalais with its popular Monday market for shopping, schools, banks, post office and doctor's surgery.

Approaching the main entrance via the veranda, one enters a spacious hallway with a double height central space overlooked by a balcony.

The kitchen is well equipped with modern, wood panel fronted units and granite style worktops.

Main reception rooms offer plenty of entertaining space with French windows opening out onto the south-facing garden terrace.

Upstairs, there are three principal bedrooms with family bathroom, wc, study which could provide the fourth bedroom and storage space.

Downstairs in the basement there is plenty of space for garaging family vehicles as well as a workshop with mains power, light and water.

The property is surrounded by large lawns dotted with mature specimen trees providing welcome summer shade.

The grounds include woodland, a lake, garden and pasture land which could easily accommodate a horse or two as well as other animals.

Outside, the fishing lake is a little over 1000 sq. metres.

This is an ideal spot if you are looking to enjoy a life in the country. Walking routes criss-cross this entire area; you'll never be short of somewhere to explore.

Permission for installation of a swimming pool is granted ready for the new owners install if required.

Ground Floor

LOCAL TAXES

Taxe foncière: **439 EUR**

NOTES