LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28124JR16 Price: 270 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (252 337 EUR without fees)

Detached family home set in spacious grounds with large lake, woodland and potential 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.

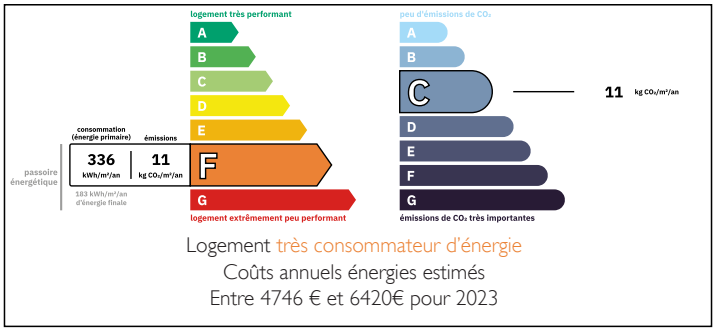
A modern, fully fitted kitchen, dining room, living room and library provide ample space for the whole family.

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



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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.

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LOCAL TAXES

Taxe foncière:	**439 EUR**

NOTES

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 was granted.

Ground Floor