LEGGETT IMMOBILIER INTERNATIONAL

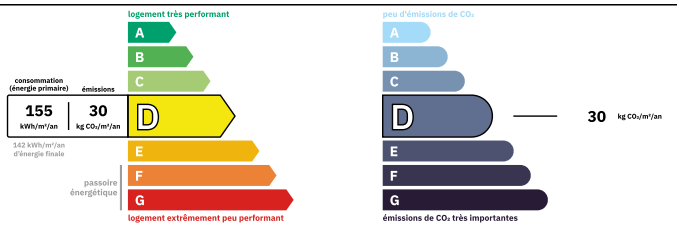
www.frenchestateagents.com

Ref: A34260AMS16 Price: 396 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)

Beautiful stone 3-bed farmhouse; separate 2-bed gite; heated pool; private lake; large barn; fantastic views.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3944 € et 5336€ pour 2021

INFORMATION

Town:	Rouzède
Department:	Charente
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	12878 m2

IN BRIEF

A stunning detached property that includes a historic stone 3-bedroom farmhouse, a 2-bedroom guest cottage, a large barn, workshop, outbuildings, and a lake, all on a private plot of over 3 acres.

The larger house (190m²) boasts a two-level living area with a spacious open-plan kitchen and dining area, as well as a large salon. It also has two bathrooms and three upstairs bedrooms. Outside, there's a heated 5x10 pool and a large tiled sun terrace with impressive, far-reaching views of the surrounding countryside.

The smaller house (115m²) offers a large salon, a fitted kitchen at the rear with access to a private garden and terrace. Upstairs are two bedrooms and a bathroom.

The attached land is mainly meadow with a few fruit trees and a small fishing lake.

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.

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LOCAL TAXES

Taxe foncière:	**1200 EUR**

NOTES

DESCRIPTION

Accessed via a private, tree-lined gravel driveway that opens to a spacious courtyard with ample parking, this old detached stone property is located on the edge of a hamlet in the commune of Rouzede in the eastern Charente.

The property comprises a 3-bedroom main house (190m²), an adjoining 2-bedroom maison d'amis, an adjoining barn (190m² floor space), a workshop/garage (65m² floor space), and two additional outbuildings. All buildings are located on an attached plot of land of almost 1.3 hectares that includes a small fishing lake.

The main house, south-facing, is of old stone construction. It has been tastefully renovated to create a lovely rural living space replete with bare stone walls, exposed oak ceiling beams, and wood floors.

Entering the house takes you directly into the fully equipped kitchen and dining room (40m²) with an open-plan layout, high ceiling, plenty of natural light, abundant storage, and a large fireplace with a wood burner. Adjacent to the kitchen/diner is a spacious double aspect salon (35m²). A corridor leading from the kitchen/ diner takes you to the ground floor shower room (3.5m²) with a washbasin and lavatory, laundry/small store room (6m²), office (7.5m²), and sun room (13m²) with direct terrace access. A wooden staircase leads to the first floor and three comfortable bedrooms (21m², 22m² & 27.5m²), the master with its own walk-in wardrobe. There is also a second bathroom (5m²) with a bath, a washbasin, and a lavatory.

Adjacent to the main house...