LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37158VC16 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Two properties, perfect for family, guest or as a hobby studio. Garden and vines. Great view !















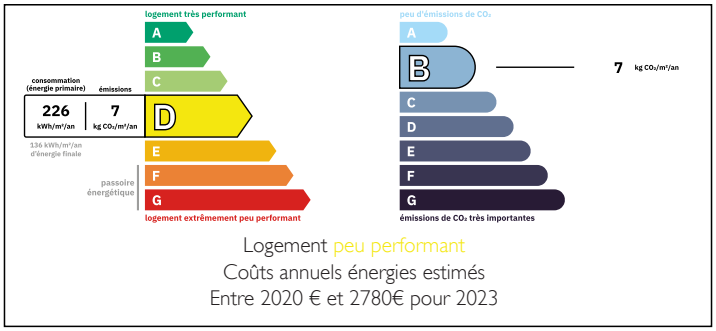
INFORMATION

Town:	Rouillac
Department:	Charente
Bed:	6
Bath:	3
Floor:	190 m2
Plot Size:	3239 m2

IN BRIEF

Main house with 4 double bedrooms and large living area. Second property with two bedrooms. Barns and cave. Hobby vineyard at the property. Garden and courtyard. Fully enclosed. In walking distance of local commerces.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2020 € et 2780€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**580 EUR**

NOTES

DESCRIPTION

In greater detail:
Property 1, ground floor
Kitchen 13.55 m2 with fitted units and tiled floor
Lounge / diner 52m2 with an open fire and a wood burner, original parquet flooring, doors to the terrace and garden.
Shower room 6.48m2 with shower, sink and WC.
First floor, original parquet flooring.
Landing with fitted cupboard
4 bedrooms 16.52 m2, 10.82 m2, 11.22 m2, 12 m2
Bathroom and separate WC 6 m2

Second property
Kitchen 15.48 m2 with fitted units
Lounge with open fireplace 17.77 m2
2 bedrooms 9.33 m2 and 9 m2
Shower room and separate WC 6 m2

Barns 45 m2 suitable height door for storing a camper van
Other barns 51 m2, 23 m2
Cave below the second property

Other information
The property will require modernising, including new drainage (septic tank).
There is a well near the main house with a pump, and storage for rain water
Double-glazed
Linky electric meter
Fibre is in the village and can be connected

The nearest shops, restaurants, schools and doctors are in Rouillac and Aigre. The nearest railway stations are Angouleme and Ruffec. Nearest airports La Rochelle, Poitiers, Bordeaux, and Limoges. Motorway access is at Angouleme and Ruffec (N10)

The bungalow (second house) could be separated to rent out, it has its own access.
It's a lovely property in a quiet area with countryside views and a walk to the local bakers and café / restaurant / shop.