LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42820RGA16 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Charming Stone Country House with 3 Bedrooms, Spacious Living Areas, Outbuildings, and 6,865 m of Land.







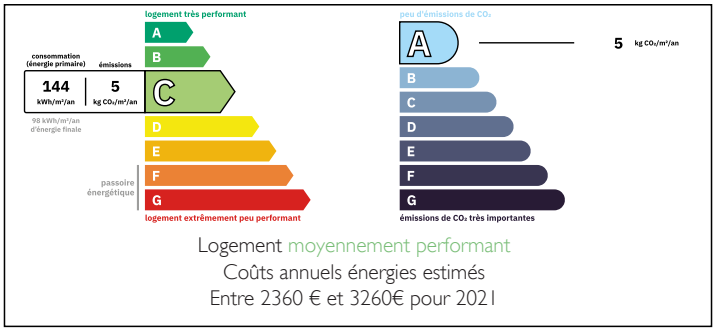








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2360 € et 3260€ pour 2021

INFORMATION

Town:	Rouzède
Department:	Charente
Bed:	3
Bath:	1
Floor:	206 m2
Plot Size:	6865 m2

IN BRIEF

Located in a hamlet at the end of a dead-end, this authentic stone country house offers a peaceful and green setting, perfect for nature lovers and those seeking space and tranquility. Just steps from the property, a walking path invites you to immediately enjoy the surrounding countryside.
Only 9 km from Montbron and 12 km from La Rochefoucauld, all local amenities are within easy reach, while quick access to Angoulême adds an extra advantage.

The house impresses with its generous living spaces, including three comfortable bedrooms and spacious areas perfect for hosting family and friends. Its numerous outbuildings provide exceptional potential for a variety of projects: animal, workshops, storage...

Set on a large 6,865 m² plot, the property offers an ideal canvas for realizing your country living dreams, whether for family life, self-sufficiency, or a rural

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: **1898 EUR**

NOTES

DESCRIPTION

This farm house style house consists off :

Ground floor:
A large, conservatory-style living room, exceptionally bright
A charming kitchen featuring beautiful exposed brickwork
A dining room
A spacious lounge/living area with a wood-burning stove
A shower room with double sinks and a shower
A separate WC

An open mezzanine overlooking the living room enhances the sense of space and character.

First floor:
Three generously sized bedrooms (14 m², 15 m² and 17 m²)
A separate WC
A storage room

A practical utility room connects the house to the barn.

Outbuildings & Grounds – Ideal for Animals and Country Projects

The property benefits from numerous outbuildings including:

A large barn with workshop
A second barn more specifically suited for animals
A substantial hangar (currently used for horses)
A chicken coop

There is also a small pond and a pigeon house.

The land offers plenty of space and provides excellent potential for a rural lifestyle or smallholding project.

Technical Information: