LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43183CGL16 Price: 424 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (400 000 EUR without fees)

Superb 5 bedroom house. Large enclosed garden. Garage. Swimming pool. Close to La Rochefoucauld. Open view.







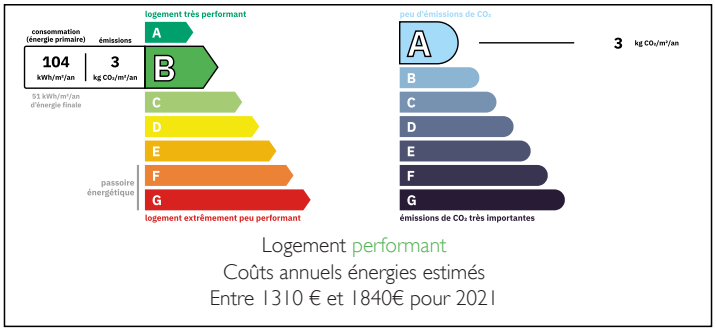








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1310 € et 1840€ pour 2021

INFORMATION

Town:	Rivières
Department:	Charente
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	3592 m2

IN BRIEF

At the gateway to La Rochefoucauld and the Périgord region, this is a beautiful, spacious home that is exceptionally well maintained and filled with natural light.

With its 5 bedrooms, large living/dining room, wood burning insert and underfloor heating, this family home offers everything needed for comfortable living and entertaining without compromise.

The house opens onto a large terrace and an enclosed garden with an outstanding, unobstructed view.

You will enjoy an exterior that is already wonderfully equipped: an orchard, pergola with barbecue, pétanque court, and a heated saltwater swimming pool.

This is a rare, high quality property (with an excellent energy rating) that offers a truly pleasant living environment. It is located just 1 km from the lively and historic town of La Rochefoucauld and

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: **1759 EUR**

NOTES

DESCRIPTION

*The property consists of :

GROUND FLOOR
Entrance hall: 6 m²
WC
Open-plan kitchen leading to a large living/dining room: 63 m²
Bedroom: 12 m² with walk-in wardrobe and en-suite shower room (4.4 m²)
Utility room: 6.6 m²
Attached and communicating garage: 37 m²

FIRST FLOOR
Large mezzanine landing: 13 m²
Bathroom: 8.3 m²
WC
4 bedrooms: 11 m², 11 m², 13 m² and 14 m²

*Outside:
Terrace: approx. 48 m²
Pergola with barbecue
Garden and land with an orchard
Heatable above-ground pool
Pétanque court

Electric gate
4,000-litre river-water reserve
Built in 2008

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr