LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43980REM16 Price: 288 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (270 000 EUR without fees)

## Character property with a modern twist! Large south facing garden







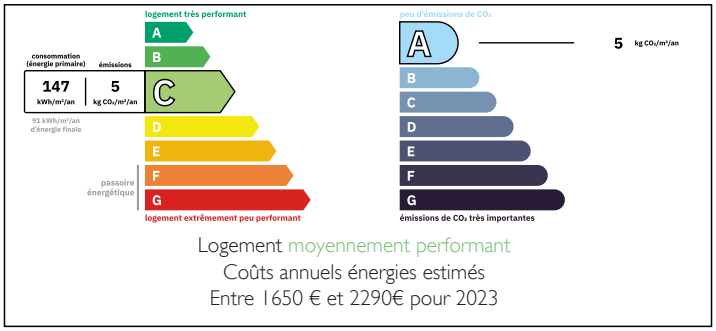








## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 1650 € et 2290€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Rouzède |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 139 m2 |
| Plot Size: | 4000 m2 |

## IN BRIEF

A well-presented and energy-efficient property offering flexible accommodation, including one ground floor bedroom and two further bedrooms on the first floor. The home benefits from two bathrooms, a separate WC, and a convertible loft space providing excellent potential for additional living area.

Equipped with modern eco-friendly features, the property includes an air source heat pump, inverter system, exterior insulation, insulated shutters, water conditioning system, and eight solar panels, ensuring comfort and reduced energy costs.

Set within approximately 4,000 m² of south-facing gardens, the grounds are a standout feature. They include a chlorine swimming pool, pond, water recuperation tank, polytunnel, chicken house, and multiple barns, offering ideal opportunities for smallholding, gardening, or hobby use.

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:** | **2039 EUR** |

## NOTES

## DESCRIPTION

A beautifully presented and energy-efficient property offering generous living space, modern comforts, and excellent outdoor facilities, set within approximately 4,000 m² of south-facing gardens.

The ground floor features a spacious and light-filled layout, including a modern fitted kitchen of approximately 24 m² and an impressive 34 m² lounge with a log burner, creating a warm and inviting living space. Both the lounge and kitchen benefit from electric shutters, while the remainder of the property is fitted with insulated aluminium shutters. A large 21 m² conservatory extends the living area and provides direct access to the garden.

Also on the ground floor is a generous principal bedroom of 15 m², complete with a 5 m² ensuite bathroom and direct access to the conservatory, offering a private and tranquil retreat. A separate 12 m² utility room adds practicality.

On the first floor, there are two further well-proportioned bedrooms of approximately 11 m² and 14 m², along with a 5 m² family bathroom. In addition, a loft space offers excellent potential for conversion, subject to the necessary permissions.

The property has been thoughtfully upgraded with a strong focus on energy efficiency and modern living. Features include an air source heat pump providing both heating and air conditioning, eight solar panels (approximately three years old) supplying electricity for personal use, an inverter system, exterior insulation, new electrics, double glazing throughout, an electric water heater, and a water softening system.

Externally, the grounds are a key highlight. The south-facing garden enjoys a high degree...