LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44148VC16 Price: 325 000 EUR

agency fees to be paid by the seller

Stunning 5-Bed Charentaise House and gite in Rouillac | Airy Living, Pool & Character Features















INFORMATION

Town:	Rouillac
Department:	Charente
Bed:	6
Bath:	4
Floor:	240 m2
Plot Size:	4810 m2

IN BRIEF

Charming Village Home with gite restored to a high standard and second habitable property, Pool & Stream.

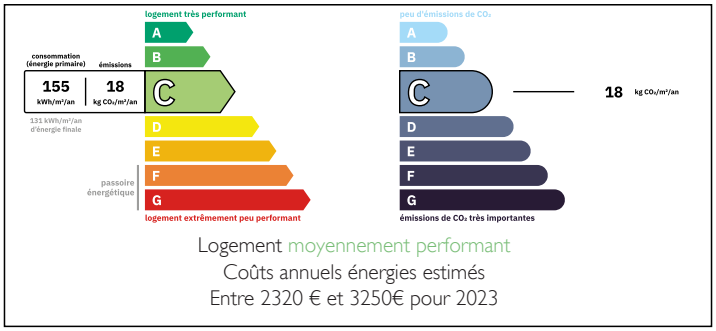
Walk to the local bakery, cafes and restaurants, perfectly blending village convenience with rural serenity. Ideal as a grand family home or a premium gîte/income opportunity.

Main House: Light-filled & spacious. Features a welcoming hallway with cellar access, a grand dual-aspect living/dining room with a wood burner, and an airy farmhouse kitchen with a second wood burner. Upstairs offers a home office, 5 bright bedrooms, and 2 bathrooms (one with a dressing room).

Guest Accommodation: Includes an independent guest house plus a separate 2-room annex, perfect for hosting or holiday rentals.

Outdoor Paradise: Set in a mature garden with a natural water source and running stream. Enjoy a private swimming pool (with a dedicated shower

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2320 € et 3250€ 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.

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LOCAL TAXES

Taxe foncière:	**1132 EUR**
Taxe habitation:	**946 EUR**

NOTES

DESCRIPTION

The main property is a three-bed Charentaise style house comprising, entrance hall with wooden floor, living area open to the dining area, with wood burner fire and windows to the front and back of the house, making the most of the light all day.
Kitchen with dining area and double aspect windows. It's an airy room with wooden floor and wood burner fire.
Cellar access from the hall
Laundry room
Shower room with sink and WC, accessed from the pool area.
First floor with and office, three bedrooms, and a bathroom with two sinks and a dressing room. WC.
Second floor with two bedrooms and a bathroom with WC.

Dimensions -
Entrance hallway 12m2
Living room open to dining area 28m2
Kitchen 27m2
First floor landing 6.7m2
office 5m2
WC
Bathroom and dressing room 11m2
First floor bedrooms 13, 11, 13m2
Second floor bedrooms both measuring 20m2 plus low head height area of 6m2
Bathroom 5.7m2 with WC and single sink

Gite
The gîte is a cosy space for family or it could be rented out.
Living room 11m, kitchen area 2m2, shower room.
First floor bedroom 10m2

Further living accomodation which could either be an office studio or guest house. This includes Two main rooms, 21m2 and 15m2 it has a shower room with sink and WC. Above is a mezzanine area with low head height for either an occasional bedroom or storage 7m2.