

Charming renovated stone house with 2 bedrooms, garden, courtyard and outbuildings. Gîte potential.

EXCLUSIVE



INFORMATION

Town:	La Rochette
Department:	Charente
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	1732 m2

IN BRIEF

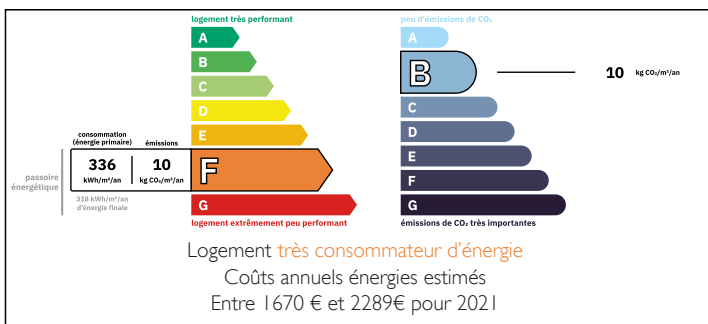
UNDER OFFER. Charming renovated stone property with gîte potential in a peaceful rural setting.

This character home has been carefully renovated while retaining original features such as exposed stone walls and beams, fireplace and traditional tiled floors. The atmosphere is warm and welcoming, enhanced by two wood-burning stoves in the kitchen/dining room and living room.

There is a ground-floor bedroom and shower room, ideal for those seeking single-level living. Upstairs, a further bedroom and a large convertible attic, together with adjoining outbuildings, provide excellent scope for extending the living space or creating one or more holiday gîtes (subject to planning).

Outside, the property benefits from a private, enclosed courtyard with no overlooking neighbours, a large barn, and a spacious, tree-planted garden to the rear.

ENERGY - DPE



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.



DESCRIPTION

This property comprises:

GROUND FLOOR

Entrance hall: 7 sq.m

A room to be fitted out: 3.5 sq.m

Open-plan kitchen and dining room: 23 sq.m

Utility room: 1.6 sq.m

Bedroom: 11 sq.m

Living room: 30 sq.m

Shower room with WC: 5.6 sq.m

FIRST FLOOR

Bedroom: 20 sq.m

Shower room with WC: 5.4 sq.m

Convertible attic: 53 sq.m

LOCAL TAXES

Taxe foncière: **750 EUR**

OUTBUILDINGS & EXTERIORS

Various outbuildings

Barn: 120 sq.m

Former house

Courtyard and rear garden

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

NOTES