

Village centre stone 4 bed house; completely & tastefully renovated; attached private garden; near amenities.



INFORMATION

Town:	Rouzède
Department:	Charente
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	976 m2



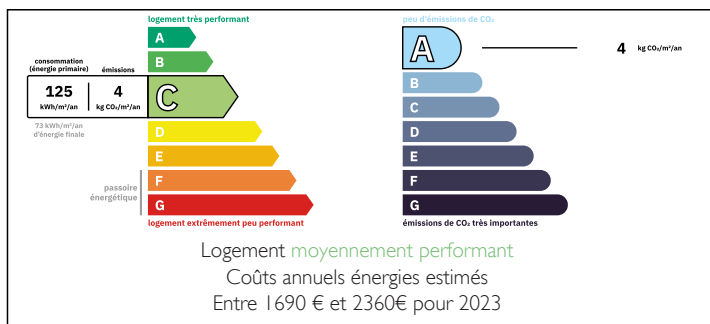
IN BRIEF

Village centre property in the quiet village of Rouzede in the eastern Charente. Comprises a stone semi-detached 4 bedroom house, small outbuildings; attached garden and non-attached plot of land.

The house, dating from the early 19th century and formerly the village schoolhouse, has been completely renovated in 2022 to a very high standard and offers a very comfortable living space of 150m2. Boasts an open plan living space as well as a group floor master bedroom with ensuite large walk-in wardrobe and separate shower with lavatory. Three further bedrooms and family bathroom on the first floor.

The garden of 826m2 is fully enclosed and includes a covered terrace for outdoor dining and carport. It is not overlooked and offers a private and easily manageable outdoor space. A non-attached plot of

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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

Lovely village centre property located in the quiet village of Rouzede in the eastern Charente.

It comprises a 4 bed semi-detached house of stone construction, attached fully enclosed garden, non-attached plot of land and a couple of small outbuildings.

The house, dating from the early 19th century, was formerly the village schoolhouse. Purchased by its current owners in June 2022, it has been renovated and updated to create a very comfortable living space of almost 150m² habitable space.

Work done includes a new roof in 2023, two new bathrooms with new extractor fans, a new central heating (reversible air source heat pump), a new pellet burner, a new electric hot water tank, new shutters as well as the complete renovation of the interior.

Entering the house takes you into an entrance hallway with nice wooden staircase to the first floor. On the right the short corridor leads to an open plan living space that includes a fully fitted kitchen, a dining room and cosy seating area set around a pellet burner itself set in a large stone fireplace.

On the left, the corridor leads to a small utility room, shower room with lavatory, the master bedroom, with direct access to the terrace and garden, and its adjoining large walk-in wardrobe/dressing room.

Upstairs are three further bedrooms, all well proportioned, and the family bathroom with bathtub and lavatory.

All interiors are in very good condition with works less than 10 years old still under...

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