LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46054LAB16 Price: 326 315 EUR

agency fees to be paid by the seller

Charming stone house with indoor swimming pool and separate studio – 5 bedrooms – Theil-Rabier 16240

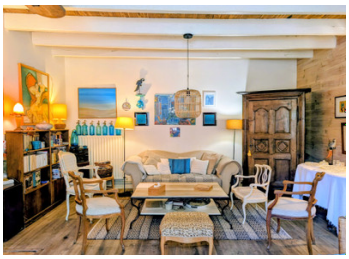






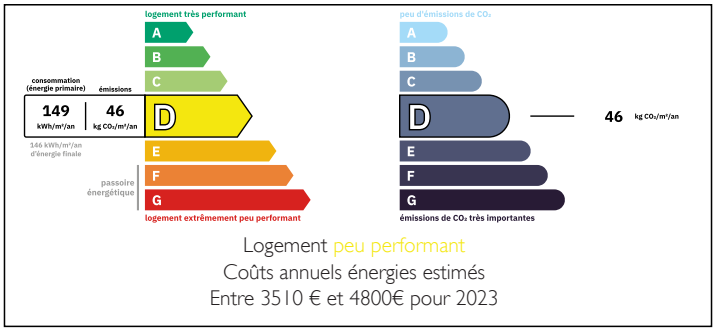








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3510 € et 4800€ pour 2023

INFORMATION

Town:	Theil-Rabier
Department:	Charente
Bed:	5
Bath:	4
Floor:	221 m2
Plot Size:	1528 m2

IN BRIEF

Situated in a peaceful setting in Theil-Rabier, close to Villefagnan, Ruffec and Chef-Boutonne, this characterful house offers spacious rooms and plenty of potential.

On the ground floor, it comprises a kitchen, utility room, hall, two living rooms, a bedroom/study, a bathroom with WC, and a heated indoor swimming pool measuring 2.75 x 6 m, treated with bromine. Upstairs: several sleeping areas, including a bedroom with en-suite bathroom, a master suite comprising a bedroom, lounge, bathroom and WC, an additional bedroom and a walk-in wardrobe.

Adjoining the house is a self-contained studio with a living area, kitchenette, mezzanine and shower room with WC, which has its own private courtyard.

Outside: courtyard, enclosed garden with trees, and a small roofed area. A separate plot of land with a

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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.

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LOCAL TAXES

Taxe foncière: **1154 EUR**

NOTES

DESCRIPTION

Set in a peaceful, rural setting in the charming village of Theil-Rabier, discover this beautiful stone house offering an authentic lifestyle, spacious rooms and a wealth of potential uses.

Set on a plot of 1,528 m², this property stands out for its character, its generous spaces and, above all, its heated indoor swimming pool, which can be enjoyed all year round.

The main house is laid out in a way that is particularly well-suited to family life, with several living areas, bedrooms and en-suite rooms, making it suitable for a tourist accommodation venture.

A spacious family home

On the ground floor, the entrance hall leads to a kitchen, a utility room and a bathroom with a toilet. Two living rooms provide separate living spaces, complemented by a room that could be used as a bedroom or a study.

The property also boasts an area entirely dedicated to relaxation, featuring a 2.75 m x 6 m indoor swimming pool, which is heated and fitted with a bromine treatment system. A utility room completes this area, housing the boiler, a shower and a toilet.

Upstairs, the layout continues with a first landing leading to a bedroom with its own bathroom, followed by a more private sleeping area comprising a master suite with a bedroom, lounge, bathroom and WC.
A second corridor leads to a walk-in wardrobe, another landing and an additional bedroom.

A self-contained studio
Adjoining the house, a self-contained studio is a real asset.
It comprises a pleasant living area with a kitchenette, a mezzanine...