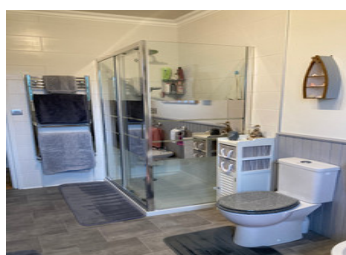


Beautiful renovated 3bed house in a quiet location just 3km from the vibrant town of La Rochefoucauld !



## INFORMATION

Town:	Taponnat-Fleurignac
Department:	Charente
Bed:	3
Bath:	2
Floor:	141.5 m2
Plot Size:	7340 m2



## IN BRIEF

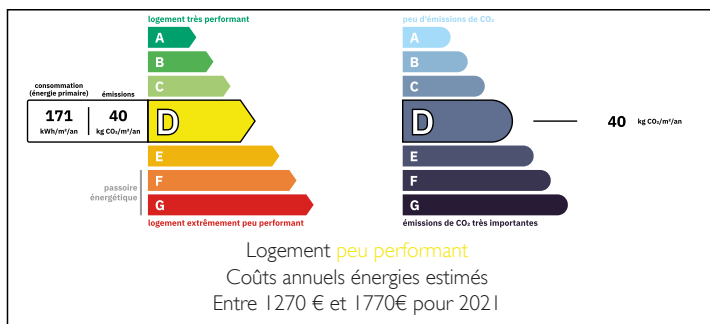
A beautiful 3 bed sous-sol style house in a quiet, private location with no near neighbours in the commune of Taponnat-Fleurignac, just 3km from the lively town of La Rochefoucauld.

The property is in excellent condition, includes 3bedrooms, a bathroom and a generous living space comprising living room, dining room and kitchen, all on the same level.

The lower level has a large garage, laundry room, workshop, storage space, wine cellar and separate WC.

Outside is a garden of 7340m<sup>2</sup> that is mainly lawn with plants, trees and a vegetable garden. A large open terrace can be found at the back of the house with a smaller covered terrace on one side.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Located in a peaceful location in the commune of Taponnat-Fleurignac, this property comprises a sous sol style house and a gorgeous garden with views on the countryside.

The house is in excellent condition inside and out and comprises, on the main level:

- Entrance hallway and central corridor (13m<sup>2</sup>) leading to all rooms.
- Living space (55m<sup>2</sup>) comprising salon, dining room and kitchen with insert wood burner. The high quality kitchen was recently installed.
- Master bedroom (14m<sup>2</sup>) with concealed wc & washbasin with french windows overlooking views of the lovely front garden.
- Second bedroom (13.5m<sup>2</sup>) with views over the rear garden.
- Third bedroom (12m<sup>2</sup>) with french windows and front garden views.
- Bathroom (8.5m<sup>2</sup>), completely renovated with a large walk-in shower, slipper bath, wc., bidet & contemporary washbasin unit.

A hidden staircase from the entrance hallway leads down to the lower level which has an double garage (58.5m<sup>2</sup>), laundry room (13m<sup>2</sup>), workshop (15.5m<sup>2</sup>), another room (28m<sup>2</sup>) that could be a second salon and wine cellar (19m<sup>2</sup>). There is also a separate WC.

All doors and windows have been replaced with quality PVC double glazing (some with blinds and nets)

Heating and hot water is provided by an oil-fuelled boiler.

The roof has been overhauled and fully insulated.

A rainwater collection system has also been installed & the electrical system has been upgraded.

Fibre optic cable runs past the property so a high speed internet connection can be easily arranged.

Outside, the garden of...