

Splendid house in the heart of a green setting, with woods, meadows, river and spring in the grounds



INFORMATION

Town:	Rougnac
Department:	Charente
Bed:	4
Bath:	2
Floor:	245 m2
Plot Size:	26200 m2

IN BRIEF

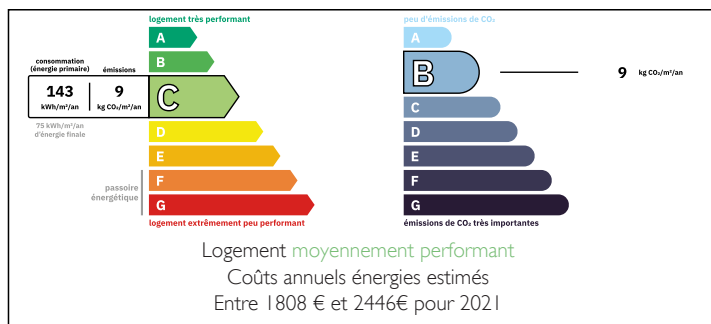
This delightful house is located in the commune of Rougnac, just 15 minutes from Villebois-Lavalette and 35 minutes from Angoulême high-speed train station.

In the heart of a green setting, with no close neighbours, but just 3 minutes from the village, this house, built in 2002, offers quality fixtures and fittings and exceptional views over the countryside (meadows, stream and forest).

The property is accessed via a beautiful driveway leading to the house on one side and to an 80 m² outbuilding hidden by woods on the other.

The house, set in 2.6 hectares of perfectly maintained grounds planted with trees, overlooks two fully fenced meadows (with boxes for 2 horses), a spring and a river.

ENERGY - DPE



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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

This architect-designed house offers :

- A 9 m² entrance hall
- A 35 m² living room with plenty of natural light thanks to the bay windows, and uninterrupted views of the terrace, river and meadows.
- A well-maintained 25 m² kitchen with dining area (very bright, with direct access to the terrace and views of the river and meadows).
- A second 12 m² kitchen, leading directly to the summer kitchen on a covered terrace.
- 13 m² master suite with 8 m² shower room and wall-hung WC.
- Separate wall-hung WC

Upstairs, the landing leads to :

- WC with storage space
- Very bright 13 m² bedroom 2 with lovely views
- Bedroom 3 (15 m²)
- A 7 m² study or dressing room
- A large 7 m² family bathroom

- On the garden level, a pleasant corridor leads to :
- a 12 m² study or 4th bedroom with independent access to the outside. A large wall cupboard makes it easy to arrange the room.
 - a 6 m² dressing room
 - a 5 m² utility room with sink.

An additional tiled and heated room of approx. 30 m² can be used for storage, a games room or an office.

The 30 m² garage is fully tiled and has a 4 metre sectional garage door.

Cellar of approx. 10 m².

+ Central heating with new heat pump and new gas boiler.

+ A total of four water points in the house

+ Each level has a central vacuum system

+ Water softener

+ Conform septic tank

LOCAL TAXES

Taxe foncière: 1037 EUR

Taxe habitation: EUR

NOTES