

Beautiful 18th century property with lovely art-déco interior and pool. Amenities in walking distance.



## INFORMATION

Town:	La
Department:	Charente
Bed:	9
Bath:	9
Floor:	560 m2
Plot Size:	11519 m2



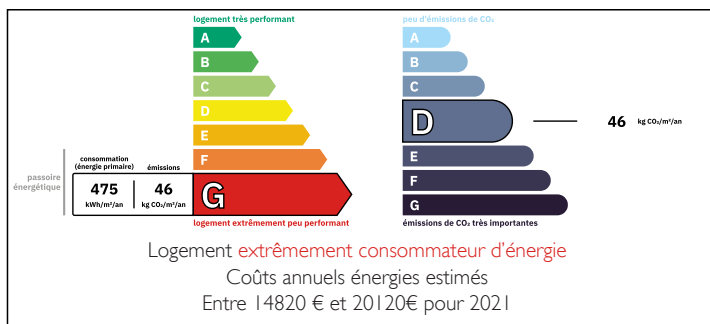
## IN BRIEF

An elegant and very spacious 18th century house that is now being run as a Chambres d'hotes/ B&B with eight ensuite letting rooms and private owner's accommodation. Ideally located to continue with the existing Chambres d'Hotes/ B&B business or to make a very comfortable large family home.

Built in 1792 and extended around 100 years ago, it offers high ceilings, extremely light rooms and wonderful art-déco ambiance with arched doorways and flowing layout. This gem also benefits from mains drainage and mains gas heating and is ready for some new energy to revitalise its unquestionable shine.

Just a couple minutes walk from the touristic centre of La Rochefoucauld with its magnificent château, bar restaurants and boutiques, it also has a large selection of doctors, schools, hardware stores and supermarkets. Angoulême, capital of the Charente, is

## 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:** 5500 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR :

- Entrance hall : 10 m<sup>2</sup> with rich blue velvet walls.
- Main hall : 47,5 m<sup>2</sup> with a beautiful wooden staircase, double height ceiling, bar, large windows and glazed doors and lovely wooden door to the back garden.
- Lounge : 30 m<sup>2</sup> with open fireplace and glazed sliding door opening onto the covered swimming pool.
- Cloakroom with WC and hand basin : 9,5 m<sup>2</sup>.
- Small living room/TV room/office : 25 m<sup>2</sup>.
- Dining/reception room 1 : 28 m<sup>2</sup> french doors to the garden.
- Dining/reception room 2 : 41,5 m<sup>2</sup> with open fireplace and french doors to the garden
- Storage area : 14 m<sup>2</sup> with french doors to the parking/courtyard at the front of the property.
- Kitchen : 16 m<sup>2</sup>.
- Storage/boiler room.

### FIRST FLOOR :

- 2nd Lounge/mezzanine : 56 m<sup>2</sup> with french doors opening on to a beautiful balcony overlooking the large walled garden/park.
- Private owners quarters : 33,5 m<sup>2</sup> with living room, bedroom and bathroom.
- Dressing room/laundry room : 10 m<sup>2</sup> access from private quarters and landing.
- Corridor leading to the rented rooms : 11,5 m<sup>2</sup> with in-built storage.
- Bedroom "Bleuet" : 15 m<sup>2</sup> with french doors to balcony and ensuite shower room : 3 m<sup>2</sup> with shower cabin, sink, bidet and WC.
- Bedroom "Primevère" 13 m<sup>2</sup> with ensuite shower room : 4 m<sup>2</sup> with shower cabin, sink, bidet and WC.

...