

UNDER OFFER! Lovely stone house with 3 bedrooms, 2 bathrooms, a barn and over a hectare with woodland!



INFORMATION

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|-------------|-----------|
| Town: | Roussines |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 147 m2 |
| Plot Size: | 10475 m2 |

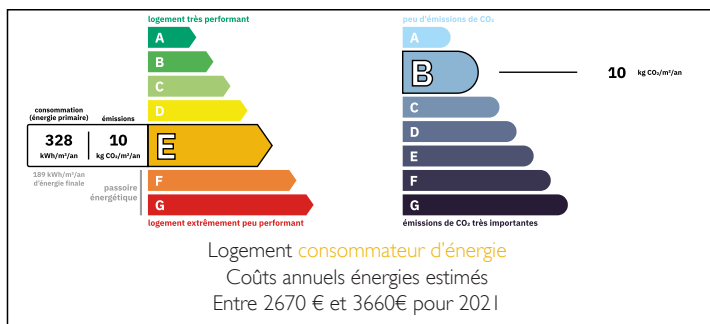
IN BRIEF

This gorgeous stone house will charm you with its big light rooms downstairs (kitchen / dinner and living room), its 3 bedrooms, office and 2 bathrooms upstairs.

The outside space is divided between a beautiful garden at the back (approx 1000m2 attached) with a terrace area and a plot with its own woodland on the other side of the lane (approx 9200m2). There is also a barn a few minutes down the lane.



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.



DESCRIPTION

Downstairs :

- Fully equipped kitchen / dinner with a fireplace (Godin fire) and the houses original old sink in the window! 35m2

Double doors leading onto the terrasse and garden.

- Living room with a pellet fire and lovely big windows making the room very light. The big window has an electric shutter. 46m2

Upstairs :

- 2 Bedrooms of 14m2 with lovely wooden beams.
- Bedroom 21m2 with an ensuite bathroom and utility space.
- Bathroom with shower.
- Office 8m2

Barn approx 100m2

small outbuildings and greenhouse.

Additional information :

- Double glazing, some windows with mosquito nets.
- Heating : wood fire - pellet fire and electric radiators.
- Septic tank

The property is in a small hamlet just a few km from Roussines.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES