

Spacious stand alone Village house with exceptional views.

EXCLUSIVE

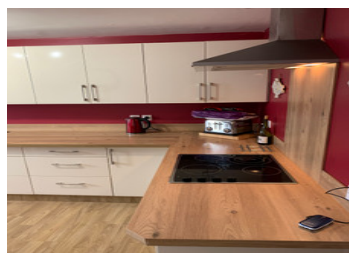


INFORMATION

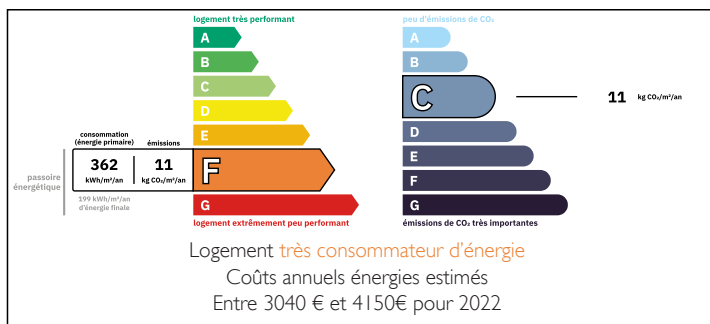
Town:	Rougnac
Department:	Charente
Bed:	4
Bath:	1
Floor:	163 m2
Plot Size:	254 m2

IN BRIEF

If you are looking for a village house, in very good condition, large, 4 bedrooms. on two levels. Very nicely renovated and decorated, with a big terrace on the first floor, a real sun trap, totally private. Ground floor has been well thought out, ample space, cool in the summer, cosy in the winter. Large wood burner which spreads heat throughout. Great location in a lovely village with elevated views. Walled garden and log store with bbq. Its the perfect lock and up and leave OR family home.

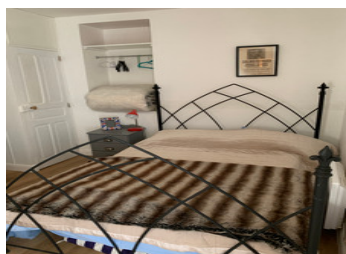


ENERGY - DPE



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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

Attractive village house in very good condition. Ground floor Main entrance leads into a reception hallway, at present used as a dining room. Large cloakroom cupboard, Kitchen fully equipped, with cosy wood burner. WC. Large living room with a woodburner and patio doors.

First floor: has 4 spacious bedrooms, a WC, bathroom with shower, and a private 20M2 walled terrace.

There is a sunken walled garden with a bbq area and wood shed.

Off road parking. This property is sold fully furnished.

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