

Fully restored and equipped manor house, enclosed grounds, indoor swimming pool, garages, all amenities

EXCLUSIVE



## INFORMATION

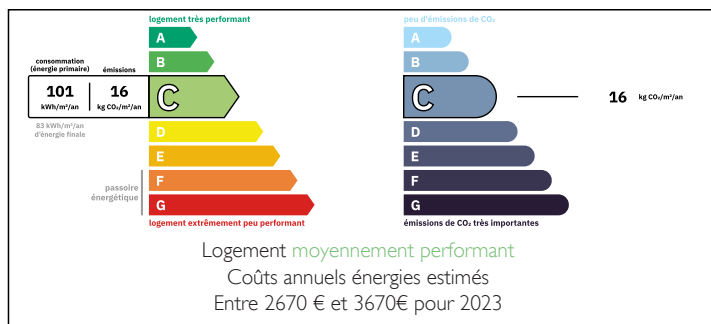
Town:	Rouillac
Department:	Charente
Bed:	5
Bath:	3
Floor:	443 m2
Plot Size:	1539 m2

## IN BRIEF

Superb, tastefully restored town property, sold fully furnished, with indoor swimming pool area and large attached garages, set in fully enclosed wooded grounds. In the heart of Rouillac town centre in a peaceful setting, all shops and services within walking distance, including a health centre, vet, restaurants and supermarket, 25 minutes from Angoulême town centre and its high-speed train station (Paris 1h35 and Bordeaux 40mn).



## 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

Let yourself be seduced by this beautiful, fully renovated property full of character, situated in the heart of the pretty town of Rouillac, with all shops and amenities within walking distance.

The large, bright entrance hall (25.5m<sup>2</sup>) with storage space leads to the ground floor:

- Large lounge/dining room (48m<sup>2</sup>) with fireplace
- A second lounge (35m<sup>2</sup>) with billiards area and fireplace
- Fitted and equipped kitchen (20m<sup>2</sup>) opening onto a large enclosed patio
- Utility room (7.5m<sup>2</sup>)
- Office area (20m<sup>2</sup>)
- WC

The large, light-filled living room opens onto an adjoining former barn, which has also been completely renovated and features :

- An extremely bright 107m<sup>2</sup> room with large bay windows and a 10x5 swimming pool
- A large 36m<sup>2</sup> mezzanine area overlooking the pool area
- A 7.5m<sup>2</sup> kitchen/bar area
- A 3m<sup>2</sup> shower/WC room
- A 30m<sup>2</sup> technical room/workshop overlooking the...

## LOCAL TAXES

**Taxe foncière: 1730 EUR**

**Taxe habitation: EUR**

## NOTES