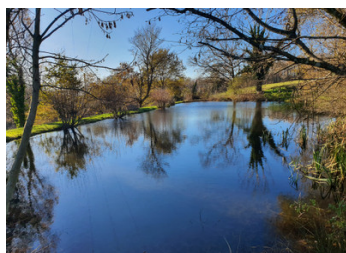


Beautiful stone farmhouse and separate gite set on an exceptional plot with heated pool, private fishing lake



INFORMATION

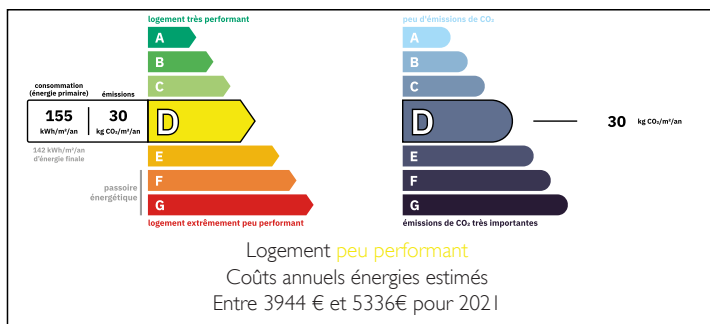
Town:	Rouzède
Department:	Charente
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	12878 m2



IN BRIEF

Situated on the edge of a small hamlet, just 15 minutes from the historical town of La Rochefoucauld with its shops and busy nightlife, 37kms from Angoulême and its mainline connections, TGV and High speed trains to both Paris and Bordeaux, and 5km from an International golf course. This sympathetically renovated property offers 5 bedrooms 3 bathrooms, 2 kitchens, 2 living rooms, a heated 10 x5 in-ground pool and sun terrace and a spacious Maison d'amis to accommodate family members or visitors, sitting in its own beautiful private gardens of over 3 acres including a small private fishing lake, this pretty farmhouse has retained its original charm and features. Enter this property via its secure gates and private driveway lined with ornamental cherry trees, opening into the gravelled courtyard with parking for several vehicles with outbuildings...

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

Situated on the edge of a tranquil hamlet, just 15 minutes from the historic town of La Rochefoucauld, renowned for its fairytale château and vibrant nightlife, and 37 km from Angoulême, with direct high-speed train connections, and just 5 minutes from an International 18 hole golf course. This charming farmhouse has been thoughtfully renovated, nestled within over 3 acres of beautifully landscaped gardens, the property boasts an in-ground, heated 10x5 salt water swimming pool, panoramic views over the serene countryside, and a private fishing lake teeming with fish—an ideal spot for avid anglers and family picnics alike.

Accessed via a private, tree-lined gravel driveway that opens to a spacious courtyard with ample parking, this exquisite farmhouse offers a large, fully fitted kitchen with abundant storage space, leading to a generously sized dining and sitting area, complete with a cosy wood burner perfect for winter evenings. The impressive double-aspect living room (35m²) provides relaxing views over the surrounding countryside and the rear covered terrace.

The 44m² dining room offers access to a downstairs cloakroom with WC and shower, as well as a utility room, office, and sunroom, which opens out onto the rear terrace and gardens. On the first floor, you'll find three double bedrooms, including a master suite with a walk-in wardrobe and a separate family bathroom. The property retains many original features, complemented by modern heating appliances, ensuring year-round comfort with efficient oil central heating.

Adjacent to the main house, the "Maison d'Amis" offers an...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES