

Ref: A34307NWO16

Price: 275 000 EUR

agency fees to be paid by the seller

Single-storey stone house with 3 bedrooms, independent studio, swimming pool and lovely landscaped garden.



## INFORMATION

Town: Rioux-Martin

Department: Charente

Bed: 4

2 Bath:

Floor: 156 m<sup>2</sup>















#### IN BRIEF

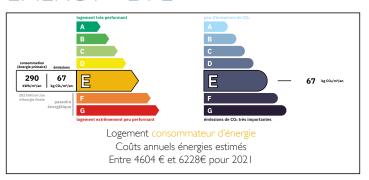
This pretty farmhouse is located at the end of a small hamlet, in a cul-de-sac, and therefore has no traffic.

It has 3 bedrooms, one of which is currently used as a study, as well as an independent bedroom with shower room and toilet, adjoining the barn.

The house is surrounded by a pretty, mature garden with fruit trees, pool area, vegetable garden, sheepfold and a small pond.

- \* Only 5-min drive from the small town of Chalais, with its train station linking Bordeaux to Angoulême.
- \* 50 minutes from Angoulême, I hour from Cognac and 1h15 from Bordeaux.

**FNFRGY - DPF** 



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.





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## LOCAL TAXES

Taxe foncière: 1305 EUR

Taxe habitation: EUR

# **NOTES**

#### DESCRIPTION

- + Oil-fired central heating and wood-burning stove
- + Compliant Septic tank
- + Single-glazed windows
- Entrance hall (16 m2)
- Living room (33 m2)
- Dining room/kitchen (25 m2)
- Storeroom (6 m2)
- Study (12.2 m2)
- Bedroom I (19.3m2) with dressing room (3.5 m2)
- Bedroom 2 (14 m2)
- Bathroom with bath and shower (6.75 m2)
- Boiler/laundry room (11 m2)
- WC

#### **OUTSIDE**

- Separate bedroom with shower room and wc (18.6 m2)
- Swimming pool 9 x 5m with new liner.
- Barn (120 m2)
- Cellar (10,6 m2)
- Workshop (42,5 m2)
- Sheepfold (17,5m2)
- Well with irrigation system for the vegetable garden

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