

## Renovated old house with gîte, barn and large grounds



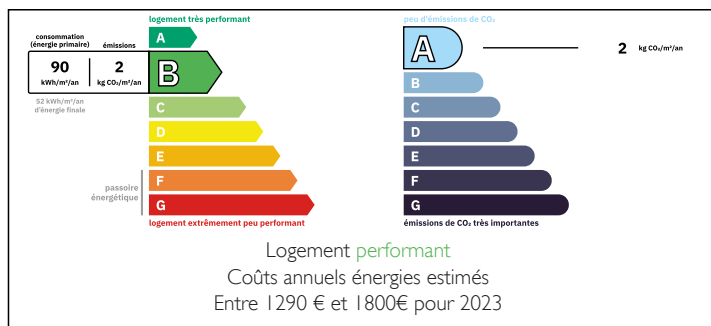
## INFORMATION

Town:	La Rochefoucauld
Department:	Charente
Bed:	6
Bath:	3
Floor:	285 m2
Plot Size:	6600 m2

## IN BRIEF

A few minutes from Angoulême, this large, fully renovated old house welcomes you to the middle of a beautiful wooded plot. It also has a charming gîte ready to be rented.

## 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.



## LOCAL TAXES

**Taxe foncière:** 2114 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

You enter this charming property through a beautiful wrought-iron gate and immediately face the stunning facade, which is oriented towards the rising sun.

This house, part of which dates from the late 19th century and the other from the 1940s, has retained many old features: stone walls, a wooden staircase, and pretty interior doors.

From the entrance, you step into a large, fully equipped, and recently fitted 25 m<sup>2</sup> kitchen/diner.

On the ground floor, there is a beautiful 31 m<sup>2</sup> living room with a bay window overlooking the surrounding countryside, inviting you to contemplate the view while enjoying the fireplace insert on winter days. On this level, you also have a 17.5 m<sup>2</sup> dining room, a shower room, a toilet, a laundry room, and a storeroom.

Upstairs, there are three beautiful bedrooms ranging from 16 to 23.5 m<sup>2</sup>, one of which has a dressing room, as well as a bathroom and a toilet.

The attic of the house has been converted into a large 27 m<sup>2</sup> bedroom on the ground floor (17 m<sup>2</sup> under Carrez Law), complemented by a toilet.

Separated from the main house by a large 115 m<sup>2</sup> barn offering many possibilities for expansion, there is a pretty 74 m<sup>2</sup> gîte with a living room and toilet on the ground floor, as well as two bedrooms, a shower room, and a toilet upstairs. This represents a significant source of income, as it is rented out year-round.

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