

Stone farmhouse with numerous outbuildings on enclosed land in a quiet hamlet



## INFORMATION

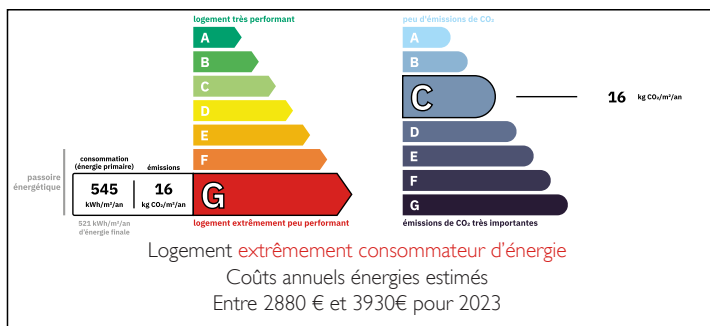
Town:	Rouillac
Department:	Charente
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	1330 m2

## IN BRIEF

Let yourself be seduced by this wine-producing farmhouse with large outbuildings located in a pretty, quiet hamlet very close to the town of Rouillac and its amenities.



## 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: **869 EUR**

Taxe habitation: **EUR**

## NOTES

## DESCRIPTION

This farmhouse offers superb potential for conversion/development with its numerous adjoining outbuildings.

There are two entrances to the property, a wrought iron gate and a superb wooden porch, both opening onto a large courtyard that has just been gravelled and could be completely planted. There are also 2 access gates.

On this front part of the plot, there are large outbuildings comprising :

- Barn with a floor surface area of 68 m<sup>2</sup> (plus first floor) where there is a 45 m deep well. This barn would be ideal for creating a gîte space.
- 21m<sup>2</sup> courtyard
- 85m<sup>2</sup> wine storehouse with vats
- 23m<sup>2</sup> lean-to

To the rear of the farmhouse, with an outside access gate, large enclosed courtyard with :

- 19m<sup>2</sup> workshop
- Bread oven area
- Pigsty (24m<sup>2</sup>)

The light-filled farmhouse, with 140m<sup>2</sup> of living space plus attic, comprises an entrance hall (12m<sup>2</sup>) with WC area and access to the rear of the property and the first floor (attic).

To the left of the entrance hall is a large space that could be used as a master suite with a bedroom (20m<sup>2</sup>) with fireplace, a shower room (6m<sup>2</sup>) and an office/dressing area (8m<sup>2</sup>).

To the right of the entrance hall is a large 22m<sup>2</sup> living room with kitchen area, which communicates directly with a 16m<sup>2</sup> room that could be completely opened onto the living room, and a final 14m<sup>2</sup> space that could be used as a bedroom or study.

This last room has a second access leading...