

Two properties, perfect for family, guest or as a hobby studio. Garden and vines. Great view !



## INFORMATION

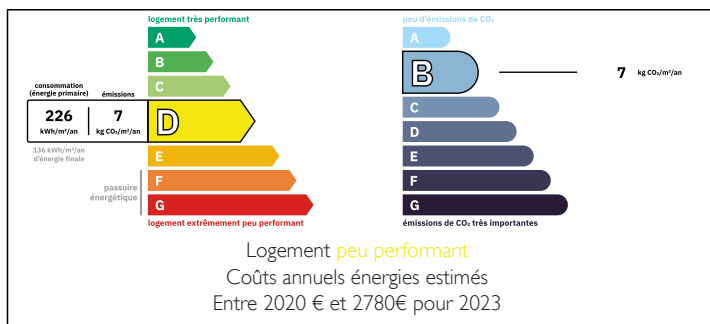
Town:	Rouillac
Department:	Charente
Bed:	6
Bath:	3
Floor:	190 m2
Plot Size:	3239 m2



## IN BRIEF

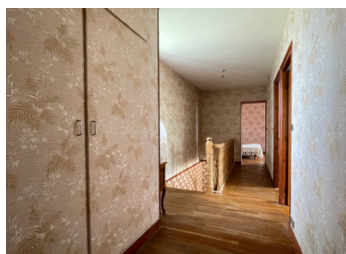
Main house with 4 double bedrooms and large living area. Second property with two bedrooms. Barns and cave. Hobby vineyard at the property. Garden and courtyard. Fully enclosed. In walking distance of local commerces.

## 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

In greater detail:

Property 1, ground floor

Kitchen 13.55 m<sup>2</sup> with fitted units and tiled floor

Lounge / diner 52m<sup>2</sup> with an open fire and a wood burner, original parquet flooring, doors to the terrace and garden.

Shower room 6.48m<sup>2</sup> with shower, sink and WC.

First floor, original parquet flooring.

Landing with fitted cupboard

4 bedrooms 16.52 m<sup>2</sup>, 10.82 m<sup>2</sup>, 11.22 m<sup>2</sup>, 12 m<sup>2</sup>

Bathroom and separate WC 6 m<sup>2</sup>

Second property

Kitchen 15.48 m<sup>2</sup> with fitted units

Lounge with open fireplace 17.77 m<sup>2</sup>

2 bedrooms 9.33 m<sup>2</sup> and 9 m<sup>2</sup>

Shower room and separate WC 6 m<sup>2</sup>

Barns 45 m<sup>2</sup> suitable height door for storing a camper van

Other barns 51 m<sup>2</sup>, 23 m<sup>2</sup>

Cave below the second property

Other information

The property will require modernising, including new drainage (septic tank).

There is a well near the main house with a pump, and storage for rain water

Double-glazed

Linky electric meter

Fibre is in the village and can be connected

The nearest shops, restaurants, schools and doctors are in Rouillac and Aigre. The nearest railway stations are Angouleme and Ruffec. Nearest airports La Rochelle, Poitiers, Bordeaux, and Limoges. Motorway access is at Angouleme and Ruffec (N10)

The bungalow (second house) could be separated to rent out, it has its own access.

It's a lovely property in a quiet area with countryside views and a walk to the local bakers and café / restaurant / shop.

## LOCAL TAXES

Taxe foncière: 580 EUR

Taxe habitation: EUR

## NOTES