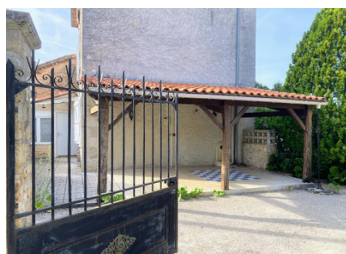


Charming renovated stone house. 4/5 bedrooms. Enclosed garden. Garage and swimming pool. Near La Rochefoucauld



INFORMATION

| | |
|-------------|----------|
| Town: | Agris |
| Department: | Charente |
| Bed: | 5 |
| Bath: | 1 |
| Floor: | 195 m2 |
| Plot Size: | 1270 m2 |



IN BRIEF

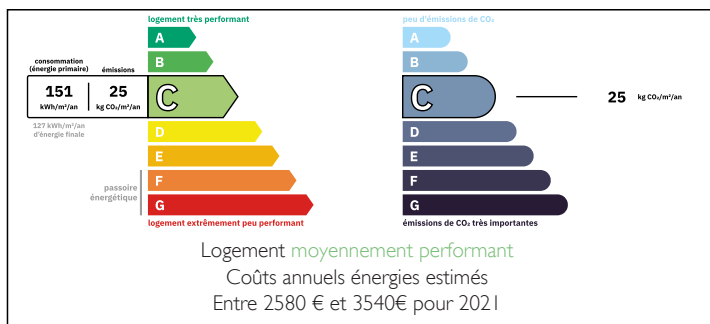
An ideal main family home or holiday home!

On the outskirts of the charming historic town of La Rochefoucauld and just 30 km from Angoulême, this old house, renovated in 2016, has some major assets: a very good energy rating, quality renovation, preserved old features (exposed beams and stonework, wooden floors) and an enclosed garden with an above-ground swimming pool (to be finished installing).

With its 4/5 bedrooms, spacious living rooms (including one with a bar area), adjoining terrace and garden, it offers all the comfort and charm of a house ready to welcome family and friends. You'll also appreciate having a bedroom and bathroom on the same level.

Bonus: the garage can also be used as a workshop or garden centre (with water and electricity).

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

*This house comprises :

ON THE GROUND FLOOR

- a fitted kitchen: 27 m² - a dining room: 27 m².
- a dining room: 27 m²
- a lounge: 43 m²
- a toilet: 1.5 m²
- a bathroom: 4.5 m²
- bedroom: 10 m².

ON THE FIRST FLOOR

- three bedrooms: 19, 9 and 9 m² in use
- a 1.7 m² toilet
- two rooms on the mezzanine: 9.4 and 19 m².

ON THE SECOND FLOOR

- a bedroom/study: 17 m² of floor space

*adjoining laundry/boiler room

*Adjoining courtyard and covered terrace (24 m²)

*Garden

*Garage: 20 m².

*Above-ground swimming pool to finish installing: 8 x 4 (felt, liner and pump supplied).

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

LOCAL TAXES

Taxe habitation: EUR

NOTES