

Spacious 4/5-bedroom house with swimming pool, large garden and meadow. Quiet location, on the river banks.



INFORMATION

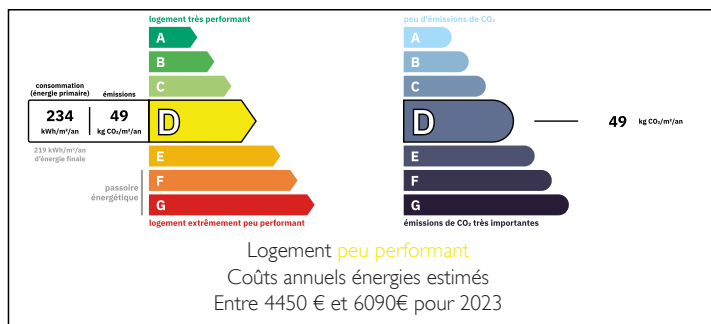
Town:	La Barde
Department:	Charente-Maritime
Bed:	4
Bath:	3
Floor:	182 m2
Plot Size:	19069 m2



IN BRIEF

This property, dating from 1920, is in good condition and requires no work other than redecorating. Located in a very quiet area, yet not far from shops, its large grounds run alongside the river and are particularly suitable for sheep or horses. Ideally located 10 minutes from La Roche-Chalais, with shops, a supermarket, cinema and a train station connecting Bordeaux to Angoulême. 15 minutes from Coutras, a small town with all amenities and access to the motorway. 1 hour from Bergerac (airport) and 1 hour 15 minutes from Bordeaux and Angoulême (TGV station).

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

GROUND FLOOR:

- Living room (18.8 m²) with wood-burning stove
- Dining room (14.6 m²)
- Hallway
- Study or bedroom (14 m²)
- Bathroom (7.56 m²) with toilet, bath tub and laundry area
- Open-plan kitchen and dining room (33 m²)
- Veranda (10 m²)

UPSTAIRS:

- Master bedroom (20.5 m²) with dressing room and en-suite bathroom (5.6 m²) with toilet and a balcony.
- Hallway (6.5 m²)
- Shower room with WC (10.8 m²)
- Bedroom 2 (14.3 m²)
- Bedroom 3 (16.8 m²)
- Bedroom 4 (14.6 m²)

OUTSIDE

- Garage and workshop (62m²)
- Shaded terrace / Summer kitchen
- 10 x 5 m saltwater swimming pool with new liner
- Shed and pool equipment room
- Chicken coop
- Sheepfold
- Garden
- Meadow along the river

LOCAL TAXES

Taxe foncière: **1939 EUR**

NOTES

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