



Ref: A39764REM16

Price: 413 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (390 000 EUR without fees)

Stunning 3 bedroom town house, original stone features over 3 floors, with self contained 1 bed apartment



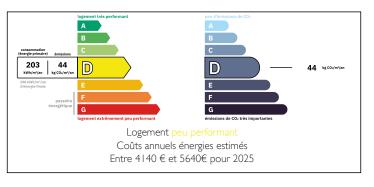








ENERGY - DPE



INFORMATION

Town: La

Department: Rochefoucauld-en-Angoumoi

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Bed: 4

Bath: 4

Floor: 270 m²

Plot Size: 502 m2

IN BRIEF

A stunning 4 bedroom town house over 3 floors. Original stone features throughout - Stone fireplaces, spiral stone staircase and cobbled hallway on the ground floor. Riverside access from the rear garden with jetty for a boat. Views of La Rochefocauld Chateau from the garden. A must see!

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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.

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LOCAL TAXES

Taxe foncière: 3027 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Elegant 16th Century Riverside Townhouse in the Heart of La Rochefoucauld

This exceptional 4-bedroom, 4-bathroom stone townhouse offers historic charm combined with modern comfort, with a total of 267m² of habitable space and 502m² of outside space.

Set in the bustling centre of La Rochefoucauld, the property boasts two en-suite bedrooms, original stone fireplaces, and a striking spiral stone staircase. A bright fitted kitchen and stunning dining room which opens onto a balcony with garden views, while the spacious interiors are enhanced by double glazing, mains gas heating, and mains drainage.

The house includes a rare self-contained one-bedroom apartment, ideal for guests or rental income, and a garage for convenience.

Outside, the property features a charming cobbled terrace and a mature walled garden with direct riverside access, complete with a private jetty. From here, enjoy breathtaking views of the magnificent Château de La Rochefoucauld.

A truly unique opportunity to own a piece of French history in an enviable riverside setting.

Ground floor: Self contained unit Bedroom of 8.5 m2 living room of 16 m2 Kitchen of 6 m2 Shower room of 2.5 m2 Patio doors to garden

Main kitchen of 16.5m2

Dining room of 20.5m2 with doors to balcony overlooking garden

Toilet

Office of 9m2

Lounge of 35m2