

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

EXCLUSIVE

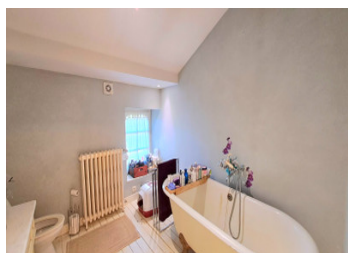


INFORMATION

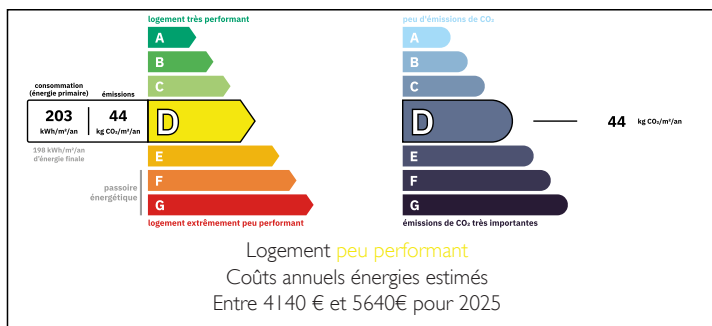
Town:	La
Department:	Charente
Bed:	4
Bath:	4
Floor:	270 m2
Plot Size:	502 m2

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 Rochefoucauld Chateau from the garden. A must see!

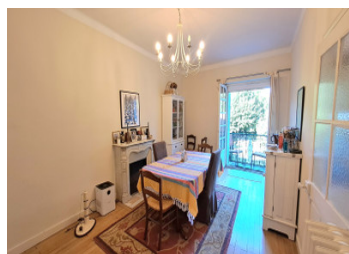


ENERGY - DPE



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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.



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.

LOCAL TAXES

Taxe foncière: 3027 EUR

Taxe habitation: EUR

NOTES

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