LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42735LAB16 Price: 271 000 EUR

agency fees to be paid by the seller

Stone property complex – 2 houses – 178 and 113 m – Swimming pool – Shed – Garages – Workshop – 2,286 m







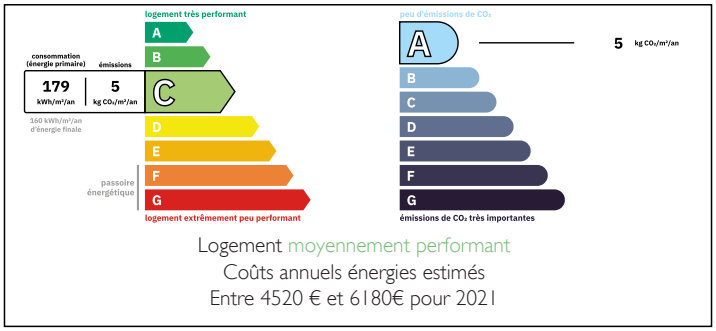








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 4520 € et 6180€ pour 2021

INFORMATION

Town:	Theil-Rabier
Department:	Charente
Bed:	6
Bath:	4
Floor:	291 m2
Plot Size:	2286 m2

IN BRIEF

Located in Theil-Rabier, 10 minutes from Chef-Boutonne and 15 minutes from Ruffec, this stone property comprises two country houses on 2,286 m² of enclosed land.

The main house offers a large living room with a fitted kitchen and wood-burning stove, a lounge with an office area, a pantry, a terrace, a summer kitchen and a swimming pool. Upstairs: two bedrooms, master suite and shower room. Outbuildings: utility room, cellar, storage room with mezzanine and garage.

The second house has a living room with kitchen and stove, three bedrooms upstairs, shower room, WC and two rooms to renovate with attic space for a potential third dwelling.

Outside: tarmac courtyard, shed with workshop and storage balcony, wooded garden, vegetable garden, secure semi-inground wooden swimming pool and pool house.

Charm, generous proportions and modern comfort in a quiet and fully enclosed setting.

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.

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LOCAL TAXES

Taxe foncière: **2051 EUR**

NOTES

DESCRIPTION

Located in the commune of Theil-Rabier, just 10 minutes from Chef-Boutonne and 15 minutes from Ruffec (all amenities), this characterful property comprises two stone country houses on the edge of the village, in a quiet and fully enclosed 2,286 m² setting.

Main house
On the ground floor, a large 60 m² living room with an open-plan, fully equipped kitchen, featuring a wood-burning stove, leads to the garden level with a terrace, summer kitchen and swimming pool.
An 11.5 m² pantry and a 50 m² lounge with office area, also equipped with a wood-burning stove, complete this space.
Upstairs, a 6 m² landing with access to the pool terrace leads to a shower room with WC (6.5 m²), two bedrooms of 10 m² and 10.5 m², and a 16 m² master suite with en-suite shower room and WC (3.8 m²).

Adjoining the house are an 11.5 m² utility room, a 1.2 m² WC, a 13 m² cellar, a 44.5 m² storage room with a 24 m² mezzanine, and a 37 m² garage.

Second home – This detached house is perfectly suited to a rental or tourism project (gîte - subject to the necessary authorisations) or for family reception

On the ground floor, a 40 m² living room with open kitchen and pellet stove, a hallway, a shower room (4.3 m²), a WC (1.3 m²) and a storage room (7 m²). Upstairs, there is a 6.7 m² landing, three bedrooms measuring 14 m², 15 m² and 20 m², a shower room (2.3 m²) and a WC (1.5 m²).

Adjacent: two rooms to renovate on the ground floor and an attic, offering additional potential for the creation of a third studio-type dwelling, subject to the administrative authorisations in...