

Superb 5 bedroom house. Large enclosed garden. Garage. Swimming pool. Close to La Rochefoucauld. Open view.



INFORMATION

Town:	Rivières
Department:	Charente
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	3592 m2

IN BRIEF

At the gateway to La Rochefoucauld and the Périgord region, this is a beautiful, spacious home that is exceptionally well-maintained and filled with natural light.

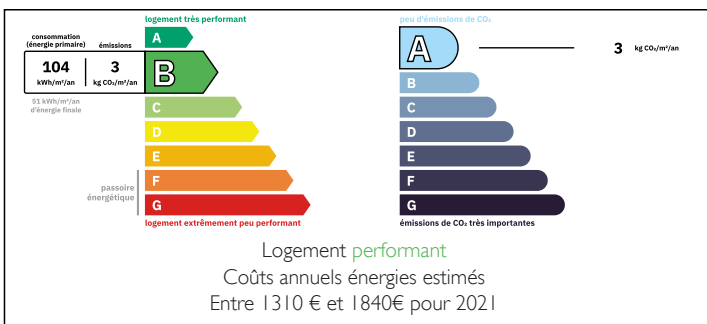
With its 5 bedrooms, large living/dining room, wood-burning insert and underfloor heating, this family home offers everything needed for comfortable living and entertaining without compromise.

The house opens onto a large terrace and an enclosed garden with an outstanding, unobstructed view.

You will enjoy an exterior that is already wonderfully equipped: an orchard, pergola with barbecue, pétanque court, and a heated saltwater swimming pool.

This is a rare, high-quality property (with an excellent energy rating) that offers a truly pleasant living environment. It is located just 1 km from the lively and historic town of La Rochefoucauld and

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

*The property consists of :

GROUND FLOOR

Entrance hall: 6 m²

WC

Open-plan kitchen leading to a large living/dining room: 63 m²

Bedroom: 12 m² with walk-in wardrobe and en-suite shower room (4.4 m²)

Utility room: 6.6 m²

Attached and communicating garage: 37 m²

FIRST FLOOR

Large mezzanine landing: 13 m²

Bathroom: 8.3 m²

WC

4 bedrooms: 11 m², 11 m², 13 m² and 14 m²

LOCAL TAXES

Taxe foncière: 1759 EUR

Taxe habitation: EUR

*Outside:

Terrace: approx. 48 m²

Pergola with barbecue

Garden and land with an orchard

Heatable above-ground pool

Pétanque court

Electric gate

4,000-litre river-water reserve

Built in 2008

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

NOTES