

Country house in a beautiful location on the banks of the river Tardoire, ground floor bedrooms and bathroom.



INFORMATION

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| Town: | Roussines |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 121 m2 |
| Plot Size: | 988 m2 |



IN BRIEF

In an attractive hamlet in the surroundings of Roussines, within reach of Montbron or Saint Mathieu. A charming house with a beautifully kept garden and separate apartment building with gîte potential. The garden terrace overlooking the river valley, a manageable garden completely fenced in.



Ground floor:

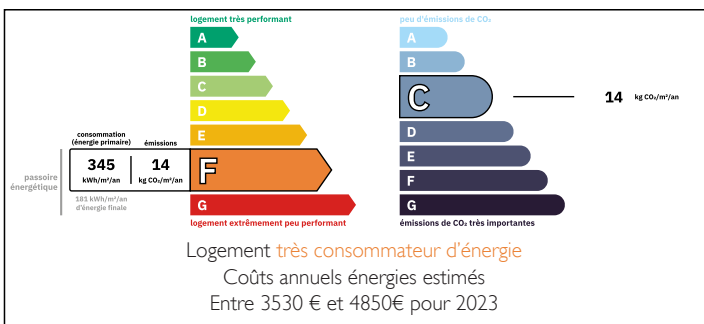
Entrance hall of 7.5m², living room of 19, 2 bedrooms of 15m², fitted kitchen 16m², bathroom 5m², garden terrace. 77m² habitable space.



Granny flat or gîte, living room 13m², bedroom 13m², kitchen 8m², shower room 5m² entrance 6m², 45m² habitable space, garage or storage space 13m².

Garden of 988m²

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

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

LOCAL TAXES

Taxe habitation: EUR

NOTES