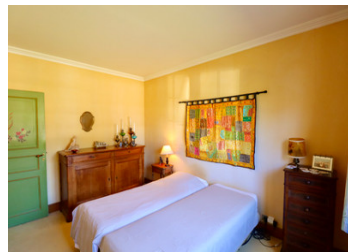


Lovely south-facing detached 5 bed house; garden; pool; garaging; near amenities; easy access to Angouleme.



## INFORMATION

Town:	La Rochefoucauld-en-Angoumois
Department:	Charente
Bed:	4
Bath:	2
Floor:	175 m <sup>2</sup>
Plot Size:	4090 m <sup>2</sup>

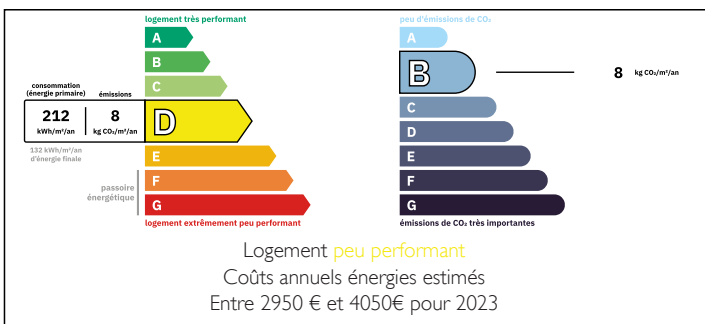
## IN BRIEF

A lovely property located in the commune of Saint-Projet-Saint-Constant in the eastern Charente. Comprises a single storey 4 bed detached house; pool; garaging; above-garage 5th bedroom/studio and attached land.

Initially built in 1978, subsequent additions to this south-facing house have created a very comfortable living space of over 175m<sup>2</sup>. This includes 4 bedrooms in the main house, above-garage fifth bedroom/studio, salon, fully equipped kitchen, veranda, 2 bathrooms and 3 lavatories. All windows are double glazed and heating is by wood burner and rarely used supplementary electric radiators. Drainage is by septic tank.

Outside is a 5x10 west-facing private pool surrounded by wooden decking and a large garden - mainly lawn with a few trees. Total plot size is 4090m<sup>2</sup>.

## 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

Located on the outskirts of the village/commune of Saint-Projet-Saint-Constant and near the full amenities and beautiful chateau of the market town of La Rochefoucauld, this 1970s built property comprises a single storey 4 bed detached house, pool, double garage with above garage 5th bedroom/studio, additional single garage and attached land.

The house, built in 1978 and with subsequent additions offers 140m<sup>2</sup> habitable space. This comprises:

ENTRANCE HALLWAY & CORRIDOR (18.5m<sup>2</sup>) with access to the salon, kitchen, bathroom and four bedrooms.

SALON/DINING ROOM (45m<sup>2</sup>) with insert wood burner and glazed doors for direct terrace/ pool/ garden access.

Fully equipped & modern KITCHEN (15m<sup>2</sup>).

VERANDA (36m<sup>2</sup>) with direct terrace/ pool/ garden access.

Four BEDROOMS (10.5m<sup>2</sup>, 11m<sup>2</sup>, 12.5m<sup>2</sup> & 15m<sup>2</sup>) with large windows (one currently used as an office).  
BATHROOM (9m<sup>2</sup>) with Italian style shower, heated towel rail; lavatory and washbasin.

Separate lavatory (2m<sup>2</sup>) with washbasin.

UTILITY (5.5m<sup>2</sup>).

Attached to the house is a double garage. A part of its ground floor has the Second BATHROOM (4m<sup>2</sup>) with shower cubicle, washbasin and lavatory. Upstairs is the fifth BEDROOM (36m<sup>2</sup>) which, along with the bathroom below, could be used as a separate, self-contained studio.

Heating is by the wood burner in the salon (vents to certain other rooms) and supplementary electric radiators (rarely used).

There is garaging for up to 3 cars. Most of this space is currently used as workshop and storage space.

Outside, there is a tiled terrace attached to a part of

## LOCAL TAXES

Taxe foncière: 2071 EUR

Taxe habitation: EUR

## NOTES