

Spacious fully renovated house with large land and stunning views.



## INFORMATION

Town:	La
Department:	Rochefoucauld-en-Angoumois Charente
Bed:	4
Bath:	2
Floor:	222 m2
Plot Size:	7500 m2

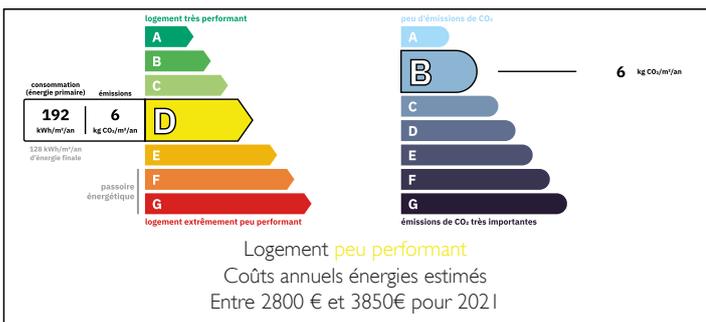


## IN BRIEF

Quality renovation and quiet situation for this hamlet house offering 3 bedrooms (possibly 4) and an office with two bathrooms, cellar and a large garage. Very beautiful wooded land with great views.



## 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 house consists of:

On the ground floor:

- ENTRANCE 9m<sup>2</sup>, a few steps lead you to a hall distributing to:
- LIVING ROOM of nearly 60 m<sup>2</sup> with fireplace
- VERANDA 14m<sup>2</sup>
- KITCHEN 32m<sup>2</sup>
- access to stairs to the first floor

On the first floor:

- LANDING / OFFICE 8m<sup>2</sup>
- BEDROOM 14m<sup>2</sup>
- BEDROOM 15m<sup>2</sup>
- SHOWER ROOM 5m<sup>2</sup>
- TOILET

Converted attic (high ceiling):

- MEZZANINE 35m<sup>2</sup>
- BEDROOM 36m<sup>2</sup>, which can easily be divided into two for an additional bedroom

Basement:

- Cellar space
- Double GARAGE

The house is located in the middle of its large landscaped plot of over 7500m<sup>2</sup>, overlooking the hamlet, and offering an exceptional setting to enjoy the outside space, with magnificent views.

Located 8 km from LA ROCHEFOUCAULD and MONTBRON for all amenities (schools, buses, shops...).

A must-see without delay!

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: 1463 EUR

Taxe habitation: EUR

## NOTES