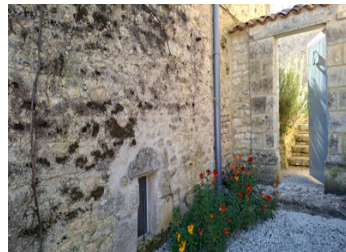


Idyllic and charming renovated Stone Cottage with original features, barn and pretty garden



INFORMATION

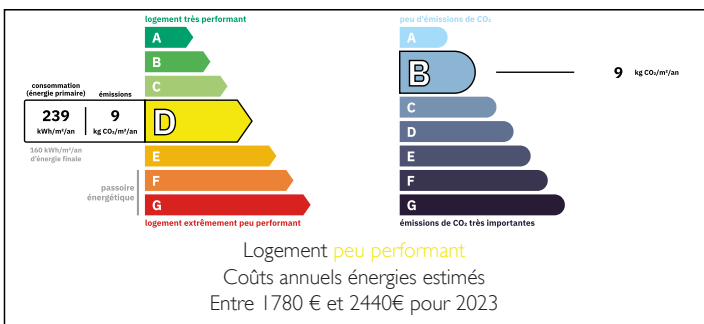
Town:	Rouillac
Department:	Charente
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	375 m2



IN BRIEF

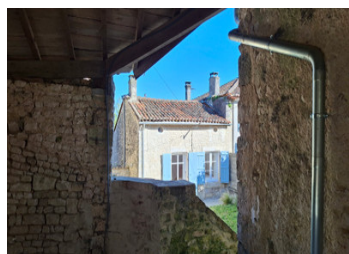
This picturesque tidy cottage is ideal for a lock up and leave holiday home but also perfect for long term living. Feature stone work and decorative original fireplaces. Modern electric heating. Mains drainage connection, private parking and outbuilding. Situated in an attractive village with restaurant and grocery shop and just a few kms from nearest market towns of Aigre, Rouillac. Cognac 35 minutes drive.

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

From a quiet side street you enter through the front pedestrian gate. Such a pretty front garden leading up the gravel path to the private courtyard garden at the back of the house. Access from back goes up to the covered parking with double lockable gates straight from the lane at the back of the house.

From the back garden, there is a small terrace which leads straight into the

Kitchen 26.44m² - partially fitted with cupboards and sink, decorative original fireplace

2 steps lead down to the main living area or bedroom 18m² with window to front of house

From the kitchen there are stairs to a loft Bedroom 11m² with velux windows and attractive ox-eye windows

Again from the kitchen, the stairs lead down to ;
Hallway 7.30m²

Laundry room 4.20m²

Bathroom 4.80m² with WC and shower over bath

Bedroom 15.72m² with window to front garden

There are uniform tiled floors throughout, tastefully and recently decorated walls

Some walls dry-lined and insulated and ceilings lined and insulated.

The outbuilding of 35m² has a concrete floor.

This is a beautifully presented French cottage with up to date comfort of electric heating and insulation.

Plenty of storage space and lovely easy care garden.

Don't miss it!!

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

LOCAL TAXES

Taxe foncière: **792 EUR**

Taxe habitation: **EUR**

NOTES