

Charming stone-built house. 5 bedrooms. Swimming pool. Garden. Potential for a gite. Close to local amenities.



INFORMATION

Town:	Rivières
Department:	Charente
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	5529 m2



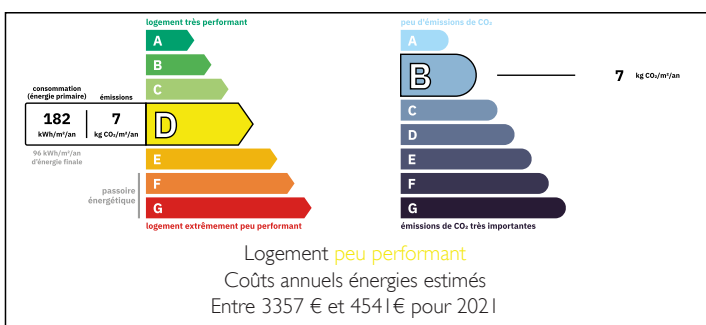
IN BRIEF

At the gateway to the historic town of La Rochefoucauld, with its shops and schools close at hand, this charming 5-bedroom home offers a wealth of desirable features. Spacious living areas, five bedrooms, four shower rooms, a terrace, outbuildings, and a delightful private garden with mature trees create the perfect setting for a family residence or holiday home, ideal for entertaining guests in comfort and privacy.

The preserved period features—wood panelling, exposed beams, a fireplace, and wooden floors—give this warm and welcoming property genuine character and charm. Enjoy complete privacy around the beautiful covered swimming pool (with recently replaced liner) and the landscaped garden, perfect for children and gardening enthusiasts alike.

A separate guest house is ready to accommodate family, friends, or holiday guests. In addition, a home office with the possibility of independent access

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

Just 25 km from Angoulême, with TGV links to Paris and Bordeaux, and a bus service nearby.

*ACCOMMODATION

GROUND FLOOR

Entrance hall: 13 m²

Living room (wood flooring): 28 m²

Dining room: 27 m²

Kitchen: 15 m²

Utility room: 5.2 m²

Boiler room / Store room: 6.7 m²

Bedroom 1: 16 m²

Shower room with WC: 7 m²

Separate WC: 2 m²

Bedroom 2 (or study): 10.2 m²

Bedroom 3: 21 m²

FIRST FLOOR

Mezzanine: 7 m²

Bedroom 4 with shower and WC: 11 m²

Storage room: 5 m²

Bedroom 5: 15 m²

Bathroom with shower, bath and WC: 13 m²

OUTSIDE

Wood store / Wine store: 9 m²

Garden, covered terrace and terraces

Guest house: bedroom with shower and WC, 25 m²

Covered swimming pool and pool house (changing cabin and plant room) : 5 m × 10 m

Workshop: 13 m²

Cellar: 5.6 m²

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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 foncière: 1200 EUR

NOTES