

House - 350 m²

LA ROCHEFOUCAULD EN ANGOUMOIS

HAI

Price: €499 950 *

Honorary Award Excluded: €480 721

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

La Rochefoucauld Historic Restored Large stone River side town house with walled garden and swimming pool, Gite Situated in the centre of the popular town of La Rochefoucauld with its beautiful chateau and selection of boutique shops and restaurants. A rare opportunity to acquire this ancient magnificent house set in the centre of town with a beautiful walled garden with views of the river and chateau. This unique property could be ideal for Bed & Breakfast type activity. The accommodation is split on mainly two floors with two kitchens which offers space for two families or ideal for letting part during the summer months. A second floor provides a further 3 smaller bedrooms and a shower room. GROUND FLOOR - Entrance hall from town side with access to the large living area with a recently fitted kitchen, dining area and a sitting area with stone fireplace and log burner, underfloor heating, natural stone floor, door to the rear garden and covered terrace - Ground floor bedroom with large ensuite shower room, feature stone fireplace and door to rear garden terrace - FIRST FLOOR - Stone steps to the first floor with bedroom suite consisting of a large double bedroom with ensuite shower room and dressing area - adjacent private sitting room or library with a feature stone window overlooking the garden and river. Crossing to the other side of the stairs is a large double bedroom with an ensuite shower room. Breakfast room with original under window stone sink and views to the chateau - A second fully equipped kitchen with breakfast bar overlooking a large living area with stone fireplace and log burner and dining area with a window overlooking

the garden and pool area, door down to second staircase to large garage and workshop - An office with Fibre connected - cloak room and Large laundry above garage - SECOND FLOOR - The second floor has three single bedrooms with a family shower room and storage area. There is a beautiful covered terrace overlooking the river with its own cloakroom with WC and shower room. OUTSIDE & OUTBUILDINGS - A further cobbled floor storage area - Garage 70m² with double opening doors - Workshop and pool room 37M² - Recent in ground salt water swimming pool 4x8 m with electric solar rolling cover. Behind the covered terrace a utility, shower room and wc and further room on the town side ideal as an independent entrance to the gardens - Walled formal riverside garden with several terraces lawn areas with irrigation. Access to the park with good walks through the woodland and grounds of the chateau. The house has gas central heating and wood eco heating and is connected to the mains drainage. All town amenities are within a very short walk with a great selection of shops and restaurants. A new health centre with English speaking doctors and a hospital. La Rochefoucauld is a well known and popular town for families and tourists to live as its busy all year round and just 15 minutes to the capital Angouleme. A really stunning property with great potential for income for Bed & Breakfast or gite I am obliged to as with all of our properties to advise if you did want to independently find out more about the Risk elements at this property and any others please take a look at Géorisques : www.georisques.gouv.fr Agence J&S IMMO Clare Nicholls - Agent Commercial - English Speaking MOBILE FR : 0033 (0) 6.24.65.30.41 Email : clare.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE BUREAU : 0033 (0) 5-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS : 499 950 euros dt 4.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 480 721 euros

LE BIEN EN DETAIL

Reference : 828CN16
Town : LA ROCHEFOUCAULD EN ANGOUMOIS
Transaction : Sales
Type of property : House
Price Including charges : €499 950
Surface : 350 m²
Land : 2160 m²

Number of rooms : 11
Number of bedrooms : 6
Shower room : 5

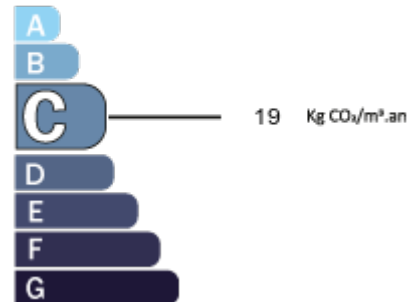


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year
Coûts annuels estimés (2015) :
mini. 3411€ max. 3411€

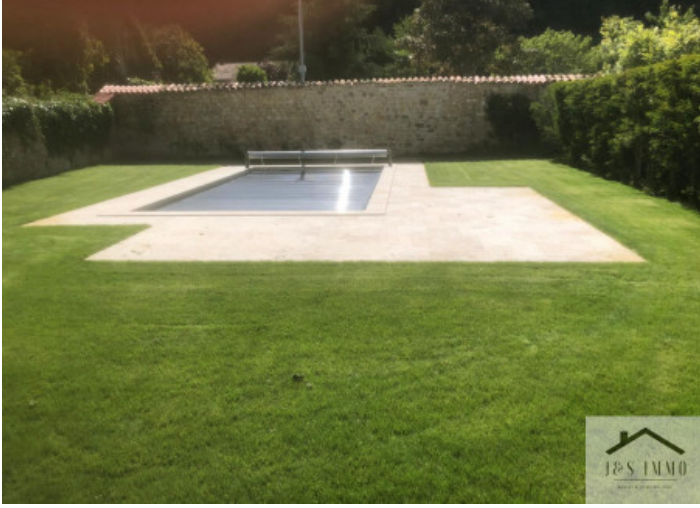


Greenhouse Gas Emissions in Kg CO₂² / m² / year
* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS









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