

House - 275 m²

ROUMAZIERES LOUBERT

HAI

Price: €457 600 *

Honorary Award Excluded: €440 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Impressive 4 Bed Stone Farmhouse; No near neighbours; Large Living Spaces; Separate Apartment; Huge Garage; mature garden; In-ground Pool; 3 lakes+spring; River bank; 8 ¾ Acres including pasture & woodland; Fabulous views! Set in a beautiful rural landscape of rolling hills, woodland and pasture, this old stone Farmhouse stands alone, overlooking the valley, its own small lakes and the river below. The older part of the house (approx. 187m² habitable space) has been renovated over the years retaining much of its original character and the huge 1 bed apartment (approx. 88m²) was converted on the first floor of the original attached barn, retaining the ground floor for extensive garage and storage space. Every room in this house has spectacular views and the balconies and terraces are perfect for profiting to the max! Situation: The beautiful Charente region, 16270 not far from a village with a bar-restaurant and a bakery; 3 sizeable towns within a 10-20 minute radius; 15 mins from the lakes of the Haute Charente; 35 mins from the city of Angouleme (TGV) and 40 mins from Limoges Airport. Description: Renovated farmhouse in good order approx. 187m², laid out as follows: Ground Floor: tiled throughout, Entrance hall (4m²~) with original oak staircase, open to the modern fully fitted Kitchen, with a lovely stone fireplace and wood burning stove; open-plan living room (43m²~) with exposed beams, wood burner and access to the garden and the balcony; Shower room (6.9m²~ Shower, WC, basin with bespoke oak cabinet, bidet); Large pantry/back kitchen (20m²~) with direct access to the garage. First

Floor: Small Landing with staircase to attic; Bed 1 (19.2m²~), parquet floor, 2 fitted wardrobes and a small balcony over-looking the garden; 3 inter-linking bedrooms (12.8, 13.9 & 21m²~), the second with a fitted Dressing Room (5m²~) and the 3rd would make a bathroom (as it is directly over the ground floor shower room); Large office 28m² with a Sauna - this room forms the link between the older part of the house and the apartment: 1st Floor Apartment (approx.88m²), all on one level and tiled throughout. The spacious open-plan, mansard living room (env.64m²) takes full advantage of the oak frames of the old barn and has lovely views across the fields and woodland; the kitchen is fully fitted and equipped; small mezzanine Office up in the rafters; Bedroom (15.4m²~) with built-in wardrobe and picture window over the valley; large Bathroom (8.4m²~ with bath, walk-in shower, basin, bidet, fitted cupboards and plumbing for a washing machine). The living room has patio doors onto a very large, partially covered, Balcony (c40m²) with stunning views and stairs down to the garden and a large ground floor storage space of approx. 42m². Attached to the house (on the ground-floor of the original barn): Large Garage of approx.65m² with height for a camping car etc; 30m²~woodstore; 30m² storeroom and boiler room. Roof reviewed 2022; Double glazing; Wooden Shutters; Heating via Geothermic air heat pump (c2008), Wood-burning stove and a wood burner; Electric water heaters (immersion and instant c2000); non-conforming septic tank; Taxe Fonciere: 618€/annum. Energy: D/GHGE: B (May 25). Outbuildings: Lovely old stone building housing a working Bread Oven and several small stables, perfect for garden storage. Land of approx. 8 ¾ Acres (33126m²); private, gated driveway; lovely mature garden with an area for a veg plot; in-ground, covered Swimming Pool with superb views down the valley; fields; small wooded plot and 3 small lakes with a spring; part of the land borders a small river containing trout.

LE BIEN EN DETAIL

Reference : 912LA16
Town : ROUMAZIERES LOUBERT
Transaction : Sales
Type of property : House
Price Including charges : €457 600
Property tax : €618
Surface : 275 m²
Land : 33126 m²
Construction : c1880
View : toutes_expositions
Floors : 1

Living room : 43 m²
Number of rooms : 11
Number of bedrooms : 5
Bathroom : 1
Shower room : 1
Nbr of terrace : 1
Number of balcony : 3



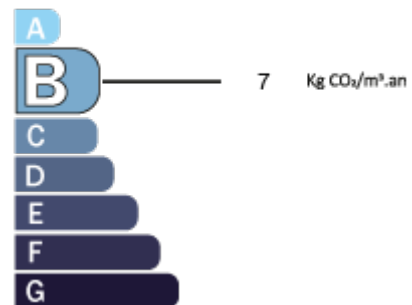
DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO₂² / m² / year

* Dont émissions de gaz
à effet de serre



LE BIEN EN PHOTOS











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