

Property - 220 m²

LA ROCHEFOUCAULD

HAI

Price: €284 960 *

Honorary Award Excluded: €274 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

EQUESTRIAN, 9 ACRES, VIEWS, NO CLOSE NEIGHBOURS, PEACEFUL, WELL RENOVATED Renovated house and outbuildings with 9 acres of attached fenced pastureland, House comprises of entrance into large living room with feature woodburner, natural stone pointed walls and oak beams throughout, semi open plan to kitchen diner with fitted equipped kitchen and feature bread oven, hall way through wc office area and separate living room, bedroom, shower (ideal to partially separate into independent living area all on one level) and a wc which can serve for both sides of the property. Staircase to three good size bedrooms with great views over the countryside, master bedroom has an en-suite bathroom with bath and separate shower and wc. Further shower room and wc. The house has oil fired central heating and drainage by fosse septique private drainage system. Superb detached barn and hanger, barn has two large boxes for horses designed for ease of use, plenty of space for tractor and hay and further workshop. The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within a 5 min drive of picturesque villages with amenities and in the heart of the 'Haute Charente' with all the lakes and nearby activities and less than an hour from two popular airports offering discount flights to and from the UK, please contact us at J & S Immo for more details, English representative with nearly two decades of experience in French property sales and building, we are an enthusiastic new company with our ear to the ground and here to help guide you through

the purchasing process and beyond.

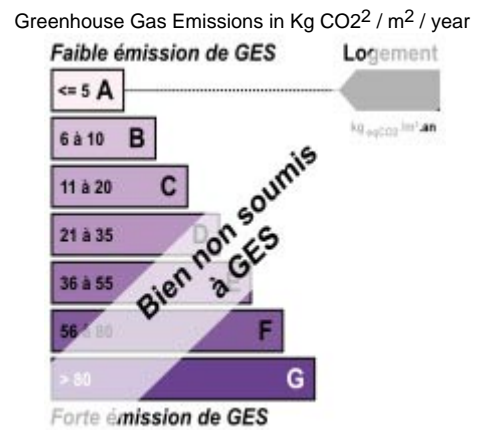
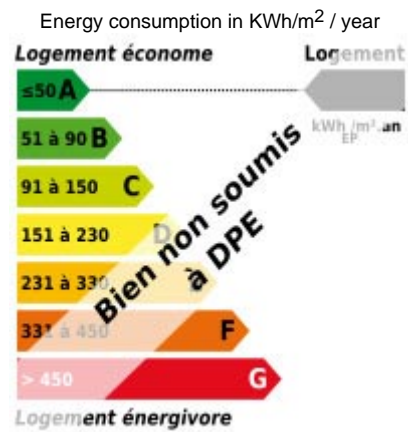
LE BIEN EN DETAIL

Reference : 2DS16
Town : La rochefoucauld
Transaction : Sales
Type of property : Property
Price including charges : €284 960
Property tax : €675
Surface : 220 m²
Land : 43672 m²
Construction : 1852
View : South East
Floors : 1

Living room : 35 m²
Number of rooms : 6
Number of bedrooms : 4
Bathroom : 1
Shower room : 2
Nbr of terrace : 1
Terrace area : 25 m²
Kitchen : Fitted
Heating : Fioul



DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS





SABELLE immo

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