

[Click to view MFH-MHF00498](#)

High quality villa, with heated swimming pool, privacy, plot

Rouzède , Charente , Nouvelle Aquitaine



€340,000

inc. of agency fees

3 Beds 157 sqm 0.12 ha

In the rural department of Charente, neighboring department of Dordogne, is located in a quiet and green location this magnificent villa with swimming pool and a clear view over the fields. The villa...

At a Glance

Reference	MFH-MHF00498	Near to	Rouzède	Price	€340,000
Bed	3	Pool	No	Hab.Space	157 sqm
Land	0.12 ha			Land Tax	N/A

Property Description

In the rural department of Charente, neighboring department of Dordogne, is located in a quiet and green location this magnificent villa with swimming pool and a clear view over the fields. The villa of approximately 200m², including 157m² of living space, was built around 2008 and is located on the edge of an 18-hole golf course, in an estate with owners from various countries. You can establish your main

residence there and live there all year round or make it a second home with rental possibilities. On the ground floor, there are 3 bedrooms, one of which has a shower room/toilet. A modern open plan kitchen with integrated appliances and an open plan dining area with views and access to the garden and the spacious open plan living room with a welcoming fireplace and high ceiling. You have direct access to the terrace and the large swimming pool (12x6m - heated and with a shutter for cover). Via the staircase, you arrive at a large mezzanine, with an additional room (office / dressing room / baby's room) with shower and toilet. Another bedroom could be created on the mezzanine. A garage, a laundry room and a storage space complete the package. The garden around the house is landscaped with great care and attention. You have several terraces and at the back, you have a view of the green meadows and the forest. Your privacy is guaranteed. The house is sold furnished. The estate is spacious and includes similar villas. In addition to the 18-hole golf course, there is a friendly restaurant/bar with terrace and in the surrounding area, extensive forests, hills, rivers and lakes for swimming. The nearest large city is Angoulême, with good connexion to London by train and flights. It is possible to reach the village by public transport from there. A unique opportunity to become the owner of this magnificent house, very well maintained and located in a beautiful relaxing environment with activities and tourist sites nearby. Diagnostics are based on estimated annual use of electric heating. Without taking into account the use of the chimney. You want to know more ? Do not hesitate to contact Karin Boerema for more information. Telephone +33 6 01 75 32 03 or by email: karin@henrys-realestate.com. Exclusivity mandate. Agency fees are included in the price and payable by the owner. Karin Boerema RCS Aubenas Siret: 75079067700033

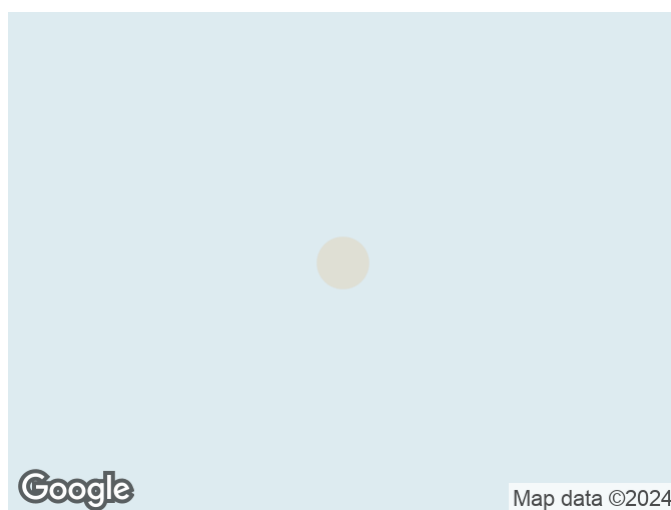
Summary

Property type:	House
Bedrooms:	3
Price	€340,000

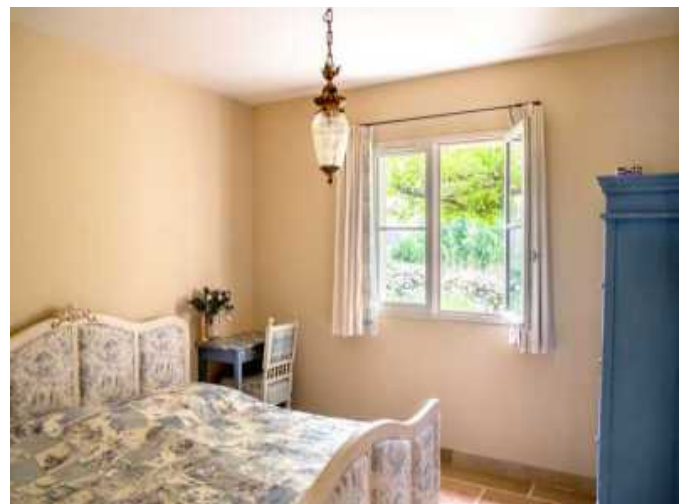
Key Information

Internal Area:	157 sqm
Land Area:	0.12 ha

Location: Nouvelle Aquitaine



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates