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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 (- 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

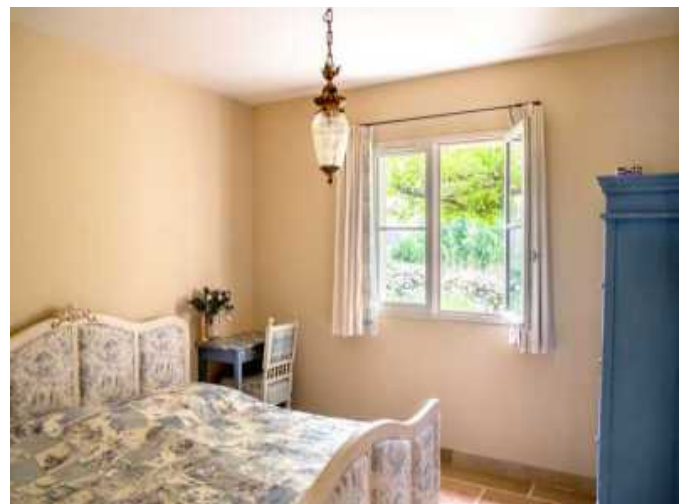
Key Information

Internal Area:	157 sqm
Land Area:	0.12 ha

Location: Nouvelle Aquitaine



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