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## La Rochefoucauld: Beautiful Charente farmhouse of 380m<sup>2</sup>, 9 b

La Rochefoucauld , Charente , Nouvelle Aquitaine



# €457,920

inc. of agency fees

9 Beds      380 sqm      0.13 ha

In Charente limousine, in the heart of a small town, close to shops, beautiful town house built on 2 levels in 1960 with noble materials, composed of 2 houses of the same standard: a family home of 230m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-CJC02078	<b>Near to</b>	La Rochefoucauld	<b>Price</b>	€457,920
<b>Bed</b>	9	<b>Pool</b>	No	<b>Hab.Space</b>	380 sqm
<b>Land</b>	0.13 ha			<b>Land Tax</b>	N/A

### Property Description

In Charente limousine, in the heart of a small town, close to shops, beautiful town house built on 2 levels in 1960 with noble materials, composed of 2 houses of the same standard: a family home of 230m<sup>2</sup> and a smaller house of 115m<sup>2</sup>. The property offers beautiful reception rooms, 9 bedrooms, 2 bathrooms and 1 shower room, office. Everything is in excellent condition, arranged with taste and refinement; ideal for both

main and secondary homes. Several possibilities are available to you concerning the smallest house with its 3 bedrooms: guest house, tourist lodge or to accommodate an independent profession... The whole is on a plot of 1264m<sup>2</sup> enclosed by walls with a large south-facing terrace, a veranda of 15 m<sup>2</sup>, a well always full of water and numerous intimate corners. Exceptional property for sale

Information on the risks to which this property is exposed is available on the Géorisks website

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	9
Price	€457,920

## Key Information

Year Built:	1960
Internal Area:	380 sqm
Land Area:	0.13 ha

## Location: Nouvelle Aquitaine



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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.

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