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La Rochefoucauld: Beautiful Charente farmhouse of 380m², 9 b

La Rochefoucauld , Charente , Nouvelle Aquitaine



€468,000

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 230m²...

At a Glance

Reference	MFH-CJC02078	Near to	La Rochefoucauld	Price	€468,000
Bed	9	Pool	No	Hab.Space	380 sqm
Land	0.13 ha			Land Tax	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 230m² and a smaller house of 115m². 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 1264m² enclosed by walls with a large south-facing terrace, a veranda of 15 m², 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 G orisks website

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	€468,000

Key Information

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

Location: Nouvelle Aquitaine



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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.

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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

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