

## Location, Location, Location!!!!,

16210, Rioux-Martin, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 1 Bath

Location, Location, Location!!!!

# €275,000

Ref: BVI60211

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## Property Description

What a spot for this pretty, 3/4 bedroom detached country house set in it's own wooded grounds of around a hectare with its own private fishing lake and not a neighbour in sight. What more can you want?

Turning onto the drive you are immediately welcomed by this beautiful chocolate box property with its covered terrace off the kitchen and overlooking the lake. The gardens are a delight, and wooded walks abound in all directions.

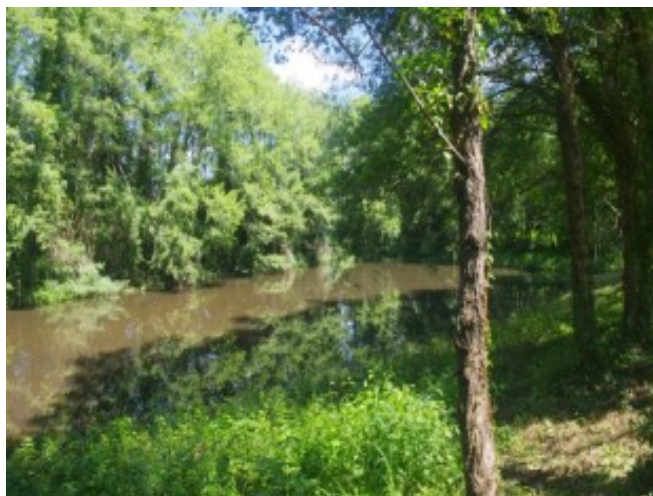
Internally this deceptively spacious property, which would benefit from some updating and modernisation, boasts 4 reception rooms plus a well fitted kitchen and downstairs WC.

Upstairs are 3 bedrooms and a study which currently doubles as the 4th bedroom, a store room and family bathroom. The extensive basement offers 2 garages/workshops as well as storage space.

Price including agency fees : 275.000 €

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Buyer commission included: 7%



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