



Beautiful maison de maître with pool and pretty gardens,

16170, Rouillac, Charente, Nouvelle-Aquitaine

* Available * 5 Beds * 4 Baths

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€599,000

Ref: BVI65041

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French Entrée 

Property Description

Originally built for a notaire, this attractive stone house sits next to the church in a village close to the market towns of Jarnac and Rouillac.

On the ground floor an entrance provides access to a sitting room and a reception room with an impressive marble fireplace. The large and newly fitted kitchen has plenty of space for a dining table next to the wood-burner. From here is a door to 51m2 dining room with kitchenette with stairs up to a 51m2 attic.

To the back of the entrance hall a service corridor (to the kitchen, living room, utility room, shower and WC) leads to a bedroom with access from the village green. It has a corner kitchen area, a WC. There is also an office accessed via a little terrace.

A very impressive staircase rises to the first-floor landing, off which are four double bedrooms (the master with ensuite facilities) as well as family bathroom.

Attached to the back of the house is an outbuilding while to the side is a garage (51m2) with attic over (51m2).

To the front of the house is a very pretty and private walled garden, with parking area, lawn, swimming pool (with pool house & large room, shower and WC) and a lovely view of the church. To the back of the house is a second walled garden, mainly laid to lawn with a number of trees.

This beautiful property is in a great location in the heart of the village yet very private. The market town of Rouillac is just 7km and the riverside market town of Jarnac is 11km.

Price including agency fees : 599.000 €

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Buyer commission included: 6 %



