



Charming house with swimming pool with rural views,

16170, Rouillac, Charente, Nouvelle-Aquitaine

* Available * 2 Beds * 1 Bath

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€239,900

Ref: BVI65952

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

This attractive house sits on the very edge of the village and comes with a mature garden, swimming pool and lovely rural views. The local market town of Rouillac with its shops, restaurants and supermarket is just a short drive away and the department's capital, Angoulême, with its TGV station, is within easy reach.

Most of the living space is on the ground floor. A large open-plan sitting / dining room offers great reception space - the double-height ceiling gives a real sense of space and the large fireplace is a great focal point.

Off the main living room, and again semi open-plan with it, the kitchen has a range of fitted units, a useful pantry and a glass door to a paved terrace overlooking the garden and the pool.

A corridor provides access to two double bedrooms, a bathroom and a separate WC.

Above the dining area is a mezzanine level - perfect for relaxing.

The garden is mainly left to lawn and there is an area of woodland. To one corner of the garden is the pool. From the garden and pool there are some far-reaching country views.

This property would work well as either a principal residence or a second home.

Price including agency fees : 249.000 €

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Buyer commission included: 7 %



