



FULLY RESTORED AND EQUIPPED MANOR  
HOUSE, ENCLOSED GROUNDS, INDOOR  
SWIMMING POOL, GARAGES, ALL AMENITIES



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## PROPERTY FACT FILE

REFERENCE	A33074DGEI6
PRICE	€ 649,950 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (619 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	443 m <sup>2</sup>
LAND	1539 m <sup>2</sup>
TOWN	Rouillac
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

\*Price based on current exchange rate which is subject to change





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Superb, tastefully restored town property, sold fully furnished, with indoor swimming pool area and large attached garages, set in fully enclosed wooded grounds. In the heart of Rouillac town centre in a peaceful setting, all shops and services within walking distance, including a health centre, vet, restaurants and supermarket, 25 minutes

## DESCRIPTIF

Let yourself be seduced by this beautiful, fully renovated property full of character, situated in the heart of the pretty town of Rouillac, with all shops and amenities within walking distance.

The large, bright entrance hall (25.5m<sup>2</sup>) with storage space leads to the ground floor:

- Large lounge/dining room (48m<sup>2</sup>) with fireplace
- A second lounge (35m<sup>2</sup>) with billiards area and fireplace
- Fitted and equipped kitchen (20m<sup>2</sup>) opening onto a large enclosed patio

- Utility room (7.5m<sup>2</sup>)
- Office area (20m<sup>2</sup>)
- WC

The large, light-filled living room opens onto an adjoining former barn, which has also been completely renovated and features :

- An extremely bright 107m<sup>2</sup> room with large bay windows and a 10x5 swimming pool
- A large 36m<sup>2</sup> mezzanine area overlooking the pool area
- A 7.5m<sup>2</sup> kitchen/bar area
- A 3m<sup>2</sup> shower/WC room
- A 30m<sup>2</sup> technical room/workshop overlooking the grounds

This pool area leads to the large 72m<sup>2</sup> 3 garage area with 3 sectional doors, opening onto a private driveway at the rear of the house.

The first floor of the house comprises :

- Large landing area with corridor
- Bedroom 1 (16.7m<sup>2</sup>) with cupboard
- Bedroom 2 (15.7m<sup>2</sup>) with cupboard
- Bedroom 3 (21m<sup>2</sup>) communicating with a dressing area (19m<sup>2</sup>)

and an unfinished room of 35m<sup>2</sup> designed to accommodate a large private bathroom, making this a master s

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33074DGEI6>

COMPLETE FILE AND PHOTO ON REQUEST



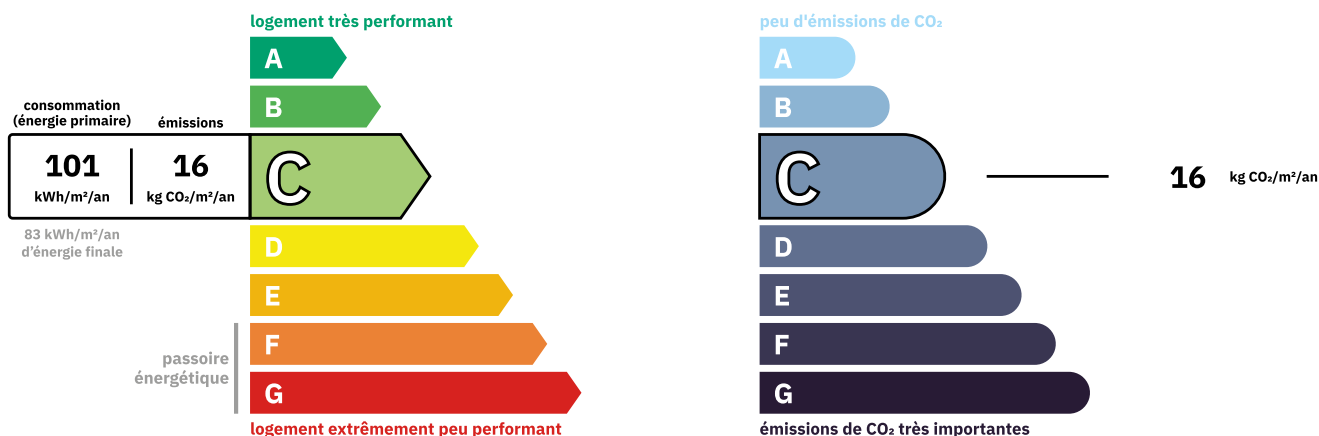


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 2670 € and 3670€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A33074DGEI6  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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