

Large detached stone house with outbuildings and approximately 15000 m² of land near Angoulême



INFORMATION

Town:	Vindelle
Department:	Charente
Bed:	3
Bath:	2
Floor:	230 m ²
Plot Size:	15089 m ²

IN BRIEF

The beautiful iron gates open up to the courtyard in front of the large stone house. The main house has been partially renovated, but the renovation works need finishing off and the property has been empty for a while.

The land is all attached and surrounds the property. The land would be suitable for horses.

Please note that this property is located on a D-road.

There's a bus stop in walking distance.

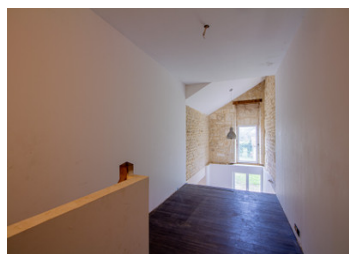


ENERGY - DPE

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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property in further detail :

The ground floor :

Salon (40 m2) with beautiful open fireplace

Kitchen (14 m2)

Living room (46 m2) with big opening towards the kitchen and an old cuve in the corner.

Bedroom (20 m2)

Shower room (5 m2) and dressing (5 m2)

Hallway (14 m2) with staircase to the first floor

Entrance into a big barn attached to the house. The barn is currently divided into several rooms, the total surface covers approximately 110 m2.

The first floor :

This floor is halfway through the renovations and needs finishing off.

Mezzanine area (12 m2) looking out over the kitchen

2 Bedrooms (24 and 28 m2)

Bathroom (7 m2) all connections are in situ, but everneeds installing

Utility room (8 m2)

Second floor:

Attic space of approximately 85 m2, good height to create more bedrooms.

The main house benefits from double glazed PVC windows.

Outbuildings:

Open fronted barn (165 m2) with metal roof

Tower (26 m2) with slate roof in need of renovation

Tower (25 m2) with slate roof in need of renovation

Garage (34 m2)

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