

Large barn and second stone building with planning permission on a 3739m<sup>2</sup> plot of land with views.



## INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	0
Bath:	0
Floor:	425 m <sup>2</sup>
Plot Size:	3739 m <sup>2</sup>

## IN BRIEF

With countryside views and easy access to the town of Chabanais (5.7km) which has a good range of local amenities and 15km from the large town of St Junien. The airport at Limoges is 38km



## ENERGY - DPE

DPE not required.

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.

## DESCRIPTION

Set on a generous sized plot of 3739m<sup>2</sup> with beautiful views across the surrounding Charentaise countryside.

The property consists of:

- Large stone barn approx 425m<sup>2</sup> with permission to convert part to habitation and the rest barn/workshop. Hangar/lean to right hand side
- Old stone piggery with permission to create a habitable space of 60m<sup>2</sup>.
- Attached and enclosed land of 2942m<sup>2</sup>

\*Water and electricity connected

\*Permission for the new septic tank approved

Barn to renovate, not suitable for residential use in its current state, with a floor area of approximately 425 m<sup>2</sup>. Any development project is subject to the urban planning regulations in force.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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