

Stone house with outbuildings and garden in quiet setting. Gite potential!

EXCLUSIVE



## INFORMATION

Town:	Lupsault
Department:	Charente
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	2500 m2

## IN BRIEF

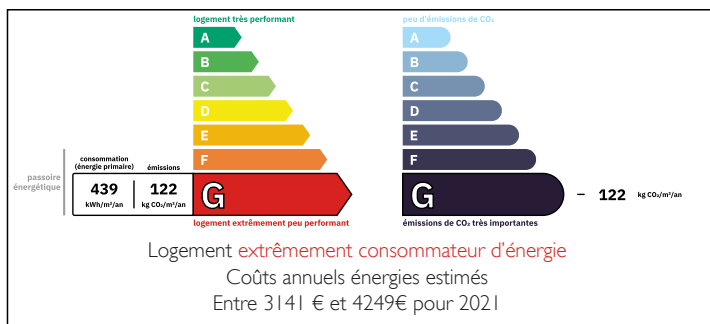
At the end of a cul-de-sac lies this lovely stone property.

The private garden covers approximately 2500 m<sup>2</sup>, is completely enclosed, full of flowers and trees. A beautiful garden where the chicken and dogs can run freely.

There's a main house, a guest house for renovation, a barn and a garage.



## ENERGY - DPE



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 of the main house:

Living room (22 m<sup>2</sup>) with fireplace

Dining room (10 m<sup>2</sup>)

Kitchen (11 m<sup>2</sup>)

Utility room (9 m<sup>2</sup>)

Bedroom (10 m<sup>2</sup>)

Shower room and toilet

Garage (28 m<sup>2</sup>) with heatboiler (oil fired central heating)

First floor:

One bedroom (10 m<sup>2</sup>)

At the moment there's one bedroom on the ground floor and one bedroom upstairs. The garage and an attic could be used to enlarge the habitable space. The attic is big enough to create three more bedrooms.

The main house is habitable, it benefits from central heating and double glazed windows (PVC).

The electricity and septic tank need updating.

Outbuildings :

Guest house to renovate (24 m<sup>2</sup> on the ground floor, with floor above)

Barn (30 m<sup>2</sup>)

Workshop (10 m<sup>2</sup>)

Little outbuilding

Well

BBQ

More pictures available upon request, viewings highly recommended.

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