

Large stone property to renovate with courtyard garden, garden at the back and outbuildings



INFORMATION

Town:	Lupsault
Department:	Charente
Bed:	5
Bath:	1
Floor:	127 m2
Plot Size:	1675 m2



IN BRIEF

Large stone house to renovate. The property is currently divided into two dwellings, but could also be merged together to make a large family home.

The south facing courtyard is very inviting and has a beautiful green gate. There's a summer kitchen and some 'petits toits'.

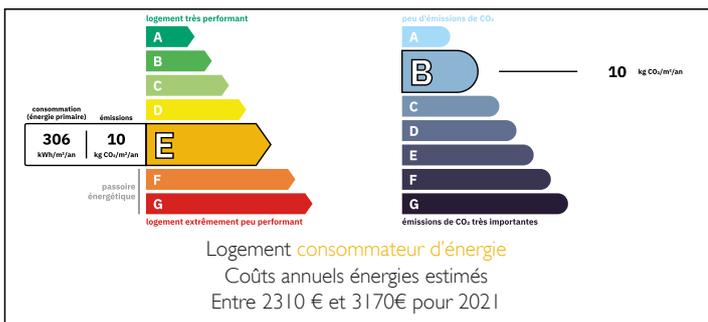
At the back of the property lies a large hangar, a back garden, a garage and a workshop.

To the side of the property, across a small road, lies a large constructible field with another hangar.

The property has got great potential, but does need a complete renovation (electrics, windows, septic tank, roof, decoration, etc.).



ENERGY - DPE



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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

The house in more detail :

Ground floor house 1:

Entrance hall: 6 sqm

Kitchen: 25 m² with fireplace

Living room: 18 m² (18 m²)

Shower room (3 m²) with hot water tank

WC

First floor house 1:

Corridor (about 10 m²)

3 bedrooms (14 m², 10 m² and 13 m²)

Separate WC

Ground floor house 2

Kitchen 18 m², dining room

Living room 24 m

First floor House 2

Corridor and two rooms (14 and 17 m²)

Both houses can be reached by opening a door at the toilet on the ground floor and a cupboard on the first floor.

At the back of the house are a shed (about 115 m²),

a workshop, a storeroom and a garage (together about 60 m²)

A garden

Next to the house, on the other side of the cul-de-sac, is a garden with a hangar (about 125 m²)

Quiet village with an organic bakery at 2 km. Close to a lake with a summer restaurant.

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

LOCAL TAXES

Taxe foncière: 230 EUR

Taxe habitation: EUR

NOTES