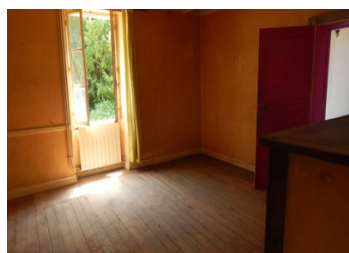
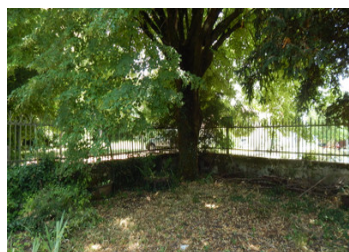


Gracious house and cottage with walled garden to renovate



INFORMATION

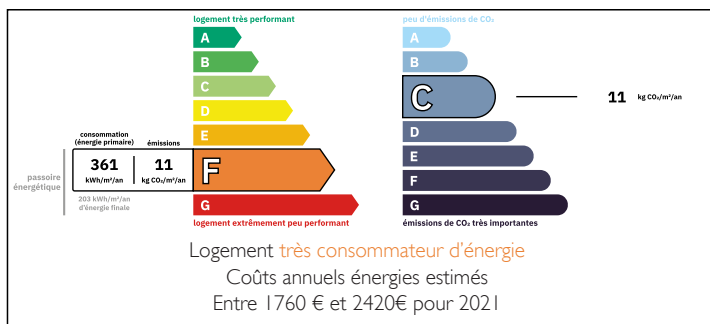
Town:	Ronsenac
Department:	Charente
Bed:	5
Bath:	2
Floor:	252 m2
Plot Size:	2780 m2

IN BRIEF

This well placed property has plenty to offer. It is exactly 2 k from Villebois Lavalette, which not only has its famous castle, and central Halles, it also is a busy small town with a super market, Pharmacie, Banque, School and College, Doctors and Dentists, Restaurants and Saturday markets. Within the commuter belt of Angoulême which has a TGV link direct to Paris in 2

hours. The property is within a walled garden with many outbuildings to renovate. This could make an ideal bnb/gite complex bringing in a good yearly income. Room to build a pool, lots of private parking space, quite q project

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.



DESCRIPTION

The main house has a large entrance hall which has at present a living room on the right of the passageway. On the left is a large kitchen/diner leading on to a bedroom with WC and a shower. Following on is another bedroom. The floors are lovely old wooden planks and there is a fireplace. This first property is habitable, has central heating with a new boiler, new shutters, electricity and water. The roof is recent and there is no humidity. Next door which is semi detached is a cottage with a kitchen and large living room with an enormous fireplace, WC and Shower room. Upstairs are three spacious bedrooms. This side of the property needs total renovation. Behind the cottage is a large barn which leads into two more outbuildings which could be converted into more dwellings, garages, storage or studio workshops. Adjacent is another very basic property to renovate with stabling for animals included. Another two small outbuildings and a garage belonging to the main house, which was once a little cottage. It's a wonderful project, not for the faint hearted but could be the creation of something very special.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES