

Charming stone house in need of complete restoration. 2/3 bedrooms. Barn. Courtyard. Non-adjointing land.

EXCLUSIVE



INFORMATION

Town:	Aunac-sur-Charente
Department:	Charente
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	851 m2

IN BRIEF

A charming little village house just waiting to be restored.

This stone house will require major restoration work, but its location in a charming village, its lovely barn and its land within walking distance make it a real asset.

The attic and existing cellar offer great potential for extension.

Very well exposed, it is very close to the lively village of Aunac, where you will find all the essential amenities (bakery, grocery shop, health centre, pharmacy).

An ideal pied-à-terre in the Charente region, where you can enjoy the countryside, go for lovely walks and be close to the town of Mansle (just 7 km away).

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

*The house comprises :

ON THE GROUND FLOOR

- A kitchen/living room; old parquet flooring, wooden beams: 21 m².
- a bedroom: 12 m² (about 129 sq ft)
- a blind room: 8 m².

ON THE FIRST FLOOR

- Landing with shower, parquet flooring: 6 m².
- a bedroom; parquet flooring: 15 m²
- a convertible attic: approx. 22 m².

*Above-ground cellar under the house: approx. 30 m².

*GRANGE: 75 m² (75 sq ft)

*YARD

*SMALL OUTBUILDINGS

*LAND (not attached): approx. 596 m².

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