

Character village 3 bed house with second house, stone barn & garden, walking distance to lake.



## INFORMATION

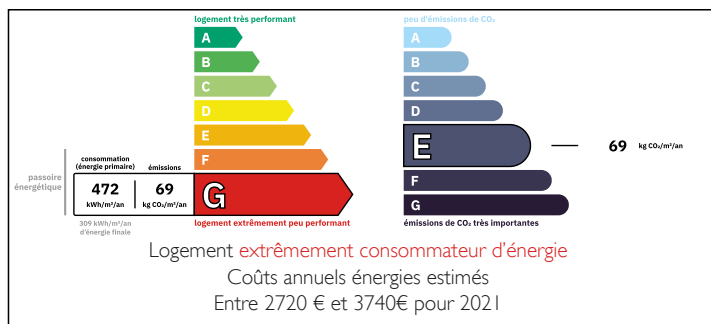
Town:	Lésignac-Durand
Department:	Charente
Bed:	4
Bath:	1
Floor:	141 m2
Plot Size:	183 m2



## IN BRIEF

In the pretty village of Lesignac Durand with a bar, restaurant, tea room & French furniture boutique & close to the leisure lakes & activities, a rare chance to buy a character 3 bedroom property which needs updating with a second house (to completely renovate) a large stone barn and enclosed garden

## 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 main house, which requires updating, comprises on the ground floor: Entry hall with corner sink 6m2, kitchen with oil fired cooking stove & electric wall heater 18m2 with adjoining sitting room which has double glass doors to the hallway 11m, WC with hand basin 2m2.

On the first floor Bedroom 9m2, Shower room with hand basin 9m2 (stairs to attic), Bedroom 2 with fireplace & beautiful old oak flooring 20m2, Bedroom 3 18m2. All windows in this house are UPVC double glazed.

Second house: This house requires total integral renovation: On the ground floor: Old kitchen with open fireplace 16m2, the heating oil tank is in this room, second room 16m2, inner hallway and stair to 1st floor with one bedroom 16m2 (there is an old doorway which is closed off which previously connected with the 3rd bedroom in the main house).

The barn is accessible from the downstairs and at the rear of the barn are very large doors which a camping car could easily drive through for garaging. All the roofs appear in good condition.

There is an enclosed walled garden to the front of the property and a parking space to the rear.

The property is a very short walk to the small shop, bar & restaurant & petrol pumps and the walking & cycling tracks around the Lac du Mas Chaban.

4kms to Massignac Village with bakery, cafe, restaurant, hotel, tourist office, doctors surgery & adventure park.

Chabanaise which is...