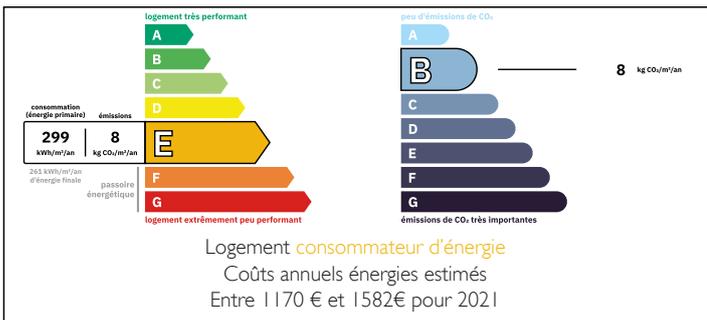


## Full Restoration Project – Detached Character House, Village Edge Setting

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Léoville
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	2846 m2

## IN BRIEF

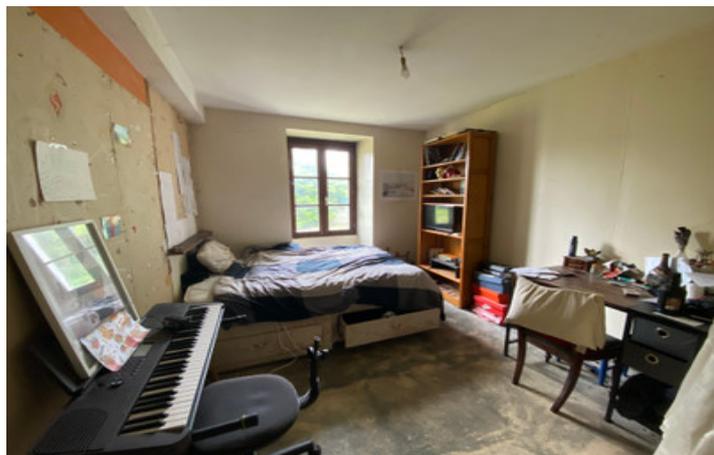
Located in a peaceful setting within walking distance of the charming village of Léoville, this character property offers an excellent renovation opportunity in a sought-after location. The village benefits from a restaurant and bar, primary school and post office.

The roof was replaced in 2021, but the property now requires comprehensive renovation, including installation of a heating system, a new septic tank installation, new electrics, kitchen, bathrooms and complete internal updating. The living space is currently arranged over the ground floor but there is a large attic offering excellent potential for additional living space (subject to the usual permissions).

An attached barn (requiring full renovation including roof) and several smaller outbuildings further enhance the scope of this project. A fantastic opportunity for buyers looking to create a home in a beautiful rural setting with lovely views.

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

### Ground Floor

- Entrance hall
- Kitchen/ dining room (30m<sup>2</sup>) with wood burning oven
- Living room with wood burner (20 m<sup>2</sup>)
- 3 bedrooms (11 m<sup>2</sup>, 12 m<sup>2</sup> and 8 m<sup>2</sup>)
- Shower room
- Separate WC

### First floor

- Full height attic to be renovated (87m<sup>2</sup>)

### Outside

- Attached garage/ barn 140m<sup>2</sup> in need of complete renovation and roof
- Various small outbuildings to be renovated

\* Heating via wood-burner & wood stove in kitchen

\* Sewerage - septic tank (non conforming)

\* 20 km to A10 motorway, 45 minutes to Angoulême and the TGV to Paris. 1 hour to Bordeaux airport, 1 hour to Atlantic coast.

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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