

" UNDER OFFER" Detached three-bedroom farmhouse to renovate with attached barn, large hangar and outbuildings.

EXCLUSIVE



INFORMATION

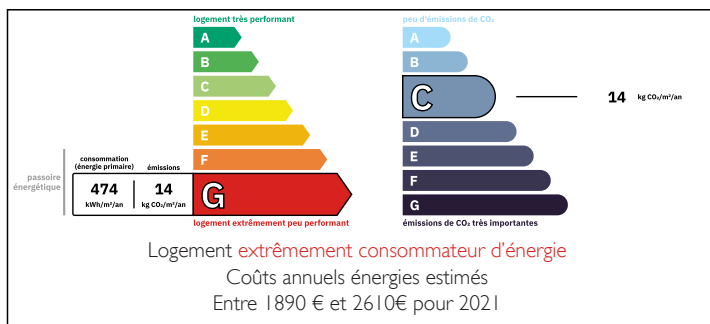
Town:	Cellefrouin
Department:	Charente
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1 180 m2

IN BRIEF

Located in a peaceful hamlet, approx. 5 km from the market town of St Claud, is this farmhouse to modernise and update. It has a large attached barn, a hangar attached to the barn and outbuildings. There is a lawned garden to the front and side of the house with views across the open countryside.



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

In more detail:-

Kitchen/diner, 50 m2 - Partly fitted and functional kitchen with tiled floor, beamed ceiling and double windows overlooking the front garden.

Living room, 22 m2 - Original parquet flooring, window to front overlooking the garden and beamed ceiling.

Bathroom, 7.5 m2 - Bath with shower over, sink and bidet.

Separate W.C.

Door leading to the large barn.

First floor

Bedroom 1, 19.5 m2 - Window to the side, wood flooring.

Bedroom 2, 9.5 m2 - Window overlooking the garden, wood flooring.

Bedroom 3, 9.5m2 - Window overlooking the garden, wood flooring.

Outside

Attached barn with access from the house

Large hangar attached to the barn with a couple of outbuildings

Fenced garden.

The house is habitable but will require renovating to create a comfortable living space.

St Claud is approx. 5kms with shops, restaurants, boulangerie etc. & swimming pool. Both the city of Angouleme & Limoges International Airport are approx. 45 minutes away.

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