

Old stone 3 bed house; separate barn to renovate; non-attached land; near village centre and amenities.

## EXCLUSIVE



## INFORMATION

Town:	Roussines
Department:	Charente
Bed:	3
Bath:	0
Floor:	85 m <sup>2</sup>
Plot Size:	2631 m <sup>2</sup>

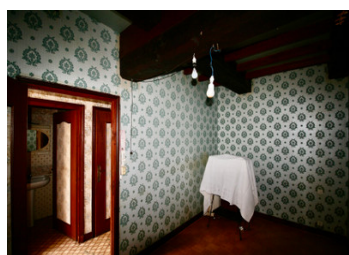
## IN BRIEF

A lovely property comprising an old stone 3 bedroom semi-detached house (85m<sup>2</sup>), separate semi-detached barn mid renovation (60m<sup>2</sup>) and non-attached plots of land.

In a central location in the village of Roussines near the Charente/ Dordogne/ Haute Vienne border, this property offers plenty of potential as a family home and/or holiday home. Completing renovation of the barn would also offer additional living space for family and friends or to rent out for a modest income.

A popular bar restaurant is only a short walk and full amenities can be found in the nearby towns of Montbron and La Rochefoucauld.

An international golf course with bar restaurant is within 5km and the popular leisure lakes of the Haute Charente (swimming, kayaking, sailing) are



## 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

An old stone property in the centre of the village of Roussines in the eastern Charente. The property includes a 3 bed semi-detached house of approximately 85m<sup>2</sup> living space, a semi-detached barn mid-renovation of 60m<sup>2</sup> floor space and non-attached plots of land, one of which has a garage.

The house comprises:

On the ground floor:

Living space (25m<sup>2</sup>) with stone fireplace and comprising kitchen, dining room and living room.

Corridor (2.5m<sup>2</sup>) leading to the back door and with access to other ground floor rooms.

Bedroom 1 (10m<sup>2</sup>).

Laundry (2m<sup>2</sup>).

WC (1.5m<sup>2</sup>).

A circular wooden staircase in the living room leads to the first floor which comprises:

Corridor (9m<sup>2</sup>) leading to all rooms.

Bedroom 2 (11m<sup>2</sup>).

Bedroom 3 (15m<sup>2</sup>).

Bathroom (7m<sup>2</sup>) that needs to be completely renovated (not currently usable).

The house has very recently been connected to mains drains. The windows are single glazed and there is no heating system. A bathroom also needs to be installed. It offers great potential as a family or holiday home and also income potential if the barn renovation were to be completed and the future house rented out.

The garden nearest the house is a short walk and the large plot of land with a garage and workshop is about a 2-3 min walk away.

Lovely property with great potential and within walking distance of amenities.

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Information about risks to which this property is

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES