

Stone house to renovate. 1/2 bedrooms. Barn and garden. Very close to the lakes of the Haute Charente.



INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	1
Bath:	1
Floor:	68 m2
Plot Size:	715 m2



IN BRIEF

An ideal pied-à-terre in the Charente and very close to the lakes of the Haute Charente!

After renovation and refurbishment, this small old village house will enable you to take advantage of the proximity of superb places to relax, go for walks and play.

From the garden at the back of the house, you can also enjoy a superb view over the Limousin countryside. Old wooden floors and beams add character and charm to this small stone house. The adjoining, communicating barn also offers great potential.

Non-compliant septic tank.

Just 14 km from Chasseneuil and 20 km from Confolens.

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.



LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

*The house comprises :

ON THE GROUND FLOOR

- a kitchen/living room with fireplace: 23 m² (23 m²)
- a room (bedroom or sitting room): 15 m² (about 161 sq ft)
- a WC
- a laundry/storeroom: 7 m² communicating with the barn

ON THE FIRST FLOOR

- a bedroom: 16 m² with cupboards
- Bathroom: 5 m².
- a non-convertible attic: 15 m².

*Adjoining barn: 76 m² and stable: 15 m².

*Adjoining land: approx. 500 m².

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