

Stone property with outbuildings and land, in a very quiet hamlet 13km from VILLEBOIS LAVALETTE.



INFORMATION

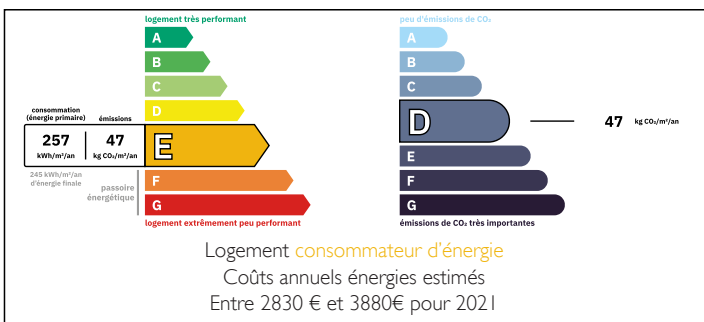
Town:	Combiers
Department:	Charente
Bed:	3
Bath:	1
Floor:	94 m ²
Plot Size:	16945 m ²



IN BRIEF

Located in a very quiet hamlet, this property offers a two-storey house of approximately 95m², a garage and an adjoining barn of 120m², independent workshop garage of approximately 50m², with pleasant land consisting of meadows, vegetable garden, orchard, of more than 1.6 hectares.

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.



DESCRIPTION

The house, offers, on the ground floor:

- a KITCHEN of 21m²
- a CELLAR/LAUNDRY ROOM of 18m²
- a LIVING-ROOM of 18m²
- a BATHROOM / WC (10m²)
- a BEDROOM of 13m²

Upstairs :

- a BEDROOM of 16m²
- a BEDROOM of 16m²
- a convertible ATTIC of 25m²
- a convertible ATTIC of 50m²

Adjoining the house are: a 25m² garage as well as a 120m² barn. Development possibilities on two levels.

A pleasant plot of land of approximately 16,000 m² with trees and numerous fruit trees is located to the side and in front of the property.

A great opportunity for progressive renovation in a quiet hamlet, 9km from MAREUIL for all amenities and 13km from VILLEBOIS-LAVALETTE.

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

LOCAL TAXES

Taxe foncière:	424 EUR
Taxe habitation:	EUR

NOTES