

Barn to renovate near St Jean D'Angely in the Charente Maritime.



INFORMATION

Town:	Torxé
Department:	Charente-Maritime
Bed:	0
Bath:	0
Floor:	117 m2
Plot Size:	418 m2



IN BRIEF

Situated in the pretty hamlet of Port Neuf on the River Boutonne in the sunny Charente Maritime region of south-west France, this barn has lovely views over the river.

The barn is built of stone it consists of a series of three 'rooms', each of which could be developed into two storeys. The roof was rebuilt in 2001, with new tiles, new felt, new roofing sheets, rafters, purlins and trusses. There are some original features, attractive stone window and door surrounds. Additional window and door openings could be made to make more use of the river views to the south. Permission has already been granted to convert the barn into a house. Water and electricity at the corner of the plot. The land between the barn and the River Boutonne is communal, offering space for picnics, recreation, and fishing...

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

The barn consists of :-

Room 1 - 6.7m x 4.5m = 30m²

Room 2 - 6.7m x 6.5m = 44m²

Room 3 - 6.7 x 6.5m = 44m²

Possible to add a second floor level to double the living area.

Garden- 300m²

Roof redone 2001 and water and electricity connections in the corner of the plot . Permission granted to change use to a house.
All measurements are approximate.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES