LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29961CGL16 Price: 324 950 EUR

agency fees included: 5 % TTC to be paid by the buyer (309 000 EUR without fees)

Detached renovated farmhouse/Grange. 3/4 bedrooms. Gîte. Closed hangar. Garages. Land. Garden. Outbuildings.















INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	5
Bath:	4
Floor:	355 m2
Plot Size:	4917 m2

IN BRIEF

A magnificent character house with surprising potential. This Charente farmhouse and its adjoining barn form a superb family property. These 2 communicating houses could easily be made independent to create a gîte or guest house.

Another charming gîte is almost complete, with completely independent access to all the houses.

The vast, recently built 100 m² hangar/workshop offers excellent commercial or leisure possibilities. You will also be able to enjoy the unoverlooked exteriors in the adjoining garden, which is perfectly planted and maintained.

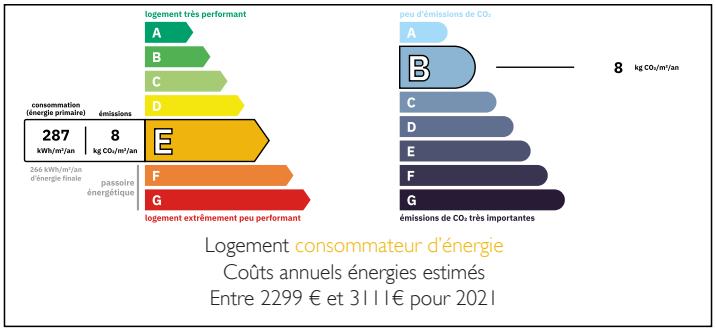
All the renovations and joinery are of the highest quality, giving the houses comfort and charm. Exposed stonework and beams, parquet flooring, fireplaces, Charentais-style floors, wells : all the features of a property with soul, history and character.

Amenities: 9 km

Limoges airport 71 km away.

Angoulême TGV train station 40 km away.

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2299 € et 3111€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2300 EUR**

NOTES

DESCRIPTION

This property comprises :

*Ancient renovated barn
GROUND FLOOR
- kitchen/dining room: 42 m² - living room with wood burner
- Living room with wood burner: 55 m²
ON THE FIRST FLOOR
- Mezzanine room: 26 m²
- Bedroom 1: 33 m²
- Shower room with WC: 11 m².

*Renovated longère
ON THE GROUND FLOOR
- Living room with wood-burning stove: 36 m²
- Study/bedroom 2: 15 m²
ON THE FIRST FLOOR
- Bedroom 3: 6.25 m² (16 m² useful)
- Bedroom 4: 7 m² (17 m² useful)
with en-suite bathroom and WC: 3.3 m².
- Bathroom with WC: 2.76 m² (8.30 m² useful)

The barn and farmhouse (247 m² in total)are connected on the ground and ground floors.

*Gîte (108 m²)
GROUND FLOOR
- Living room with wood-burning stove in fireplace: 37 m².
- Kitchen/dining room with wood-burning stove in fireplace: 19 m² (215 sq ft)
- Shower room with WC / Utility room: 10.6 m²

ON THE FIRST FLOOR
_ Landing: 9 m²
- Bedroom with dressing room / WC: 34 m²

*GARAGE and WORKSHOP: 150 m².
*GARAGE: 40 m².
*OUTBUILDINGS: 100 m² approx.

*GARDEN and...