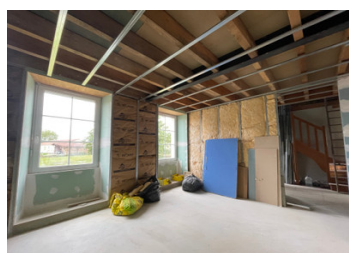
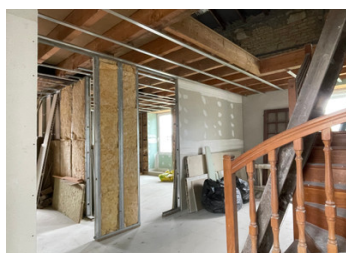


Charentaise house partially renovated and a number of outbuildings for storage or a business.



## INFORMATION

Town:	Val-d'Auge
Department:	Charente
Bed:	0
Bath:	0
Floor:	261 m2
Plot Size:	2245 m2



## IN BRIEF

Large home to design and building for business potential.

Partly renovated, the first floor walls are up ready for electrics and plumbing. Ground floor open plan Entre Aigre et Rouillac

## 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 main house is a stone built detached property, there is water and electric to the house to be connected. Ground floor is open measuring about 87m<sup>2</sup>.

First floor is divided into rooms 3 bedrooms 17, 12, 13m<sup>2</sup> and office 11m<sup>2</sup> bathroom 11 m<sup>2</sup> and a separate WC, landing 12m<sup>2</sup>. This floor is at a stage where the layout could still be changed.

Top floor is open plan approx 87m<sup>2</sup> with the staircase in the middle.

The owner intends to include the building materials on site to continue with the work.

Outbuildings, an open hanger of 35m<sup>2</sup>, barn/workshop 153m<sup>2</sup>, Room 22m<sup>2</sup>, Room 50m<sup>2</sup>, Hangar demountable 50m<sup>2</sup> outbuilding 40m<sup>2</sup>, hangar 54m<sup>2</sup>.

There are separate entrances to the house and buildings although the land is connected. The garden is to the front of the property and is partly walled.

Electric and water to be connected for use, fibre in the village, fosse septique at the property.

-----

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

## LOCAL TAXES

**Taxe foncière: 1028 EUR**

**Taxe habitation: EUR**

## NOTES