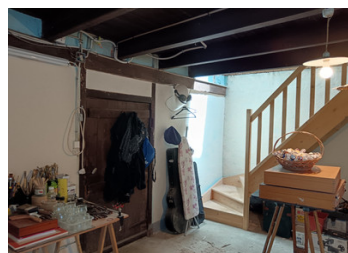
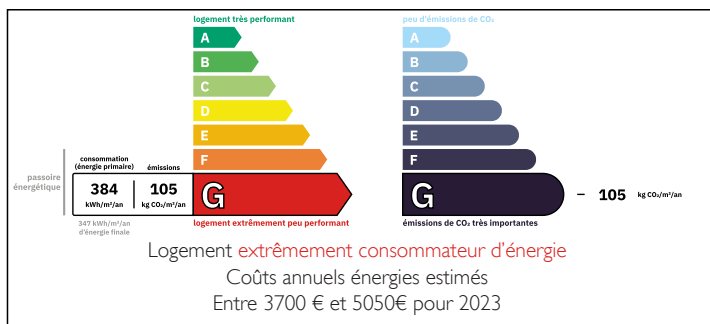


Absolute peace and quiet assured . Come and experience the tranquility this property has to offer.....

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Alloue
Department:	Charente
Bed:	1
Bath:	1
Floor:	79.97 m2
Plot Size:	1634 m2

## IN BRIEF

This super detached property which comprises of, a house and convertible\* barn with large private garden, is just longing for someone to make it into a lovely home.

Situated in a small hamlet where peace and tranquility is assured.

The property currently comprises of a living room/kitchen, another room, downstairs wc. On the first floor is a large bedroom, a bathroom with feature stone wall and another room which could be used as a bedroom. There is a large barn which could be converted subject to relevant permission\*. There is a small garden and parking to the front and a lovely private large and long back garden.

A great opportunity to design the house of your dreams.....

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

Entrance into living room 5.11m x 4m36m approx with traditional feature fireplace

A further room 3.99 x 4.7m approx with plumbing and Wc 1.20 x 0.97m

First floor

Landing with feature windows into the barn

Bedroom 1

5.01 x 4.56m

With a wooden floor and views to the front of the property. Feature windows into the barn.

Room 2

5.19x 3.049m aporox

An attic room which could be used as a second bedroom

Bathroom

With a feature stone wall

Barn

Possibility to extend into the barn subject to relevant planning permissions.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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