



Ref: A31411BBE16

Price: 267 500 EUR

agency fees included: 0 % TTC to be paid by the buyer (300 000 EUR without fees)

SOLD 4 beds, 16th century farmhouse with beautiful gardens and numerous outbuildings, huge potential



INFORMATION

Town: Barret

Department: Charente

Bed: 4

Bath: 2

Floor: 190 m2

Plot Size: 3349 m2







Beautiful 16th century renovated farmhouse in a cottage garden ideally situated just four kilometers from town. The house and outbuildings nest in greenery, making this property perfect to create gites or a tea garden.

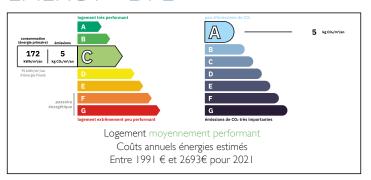








ENERGY - DPE



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.

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LOCAL TAXES

Taxe foncière: 1224 EUR

Taxe habitation: EUR

DESCRIPTION

The main house has, on the ground floor a large (40m2) living area, 2 bedrooms (15 and 20m2), a kitchen (17m2) and a double sink shower room.

There is also a office, (complete with ancient distillery) a separate toilet and two different accesses to the garden. (Was used as doctors premises.)

On the upper floor there is a large (45m2) open plan bedroom and office space, with shower room and toilet.

There are three adjacent barns 90m2, 50m2 and 40m2) ripe for conversion.

The largest barn has a still which would make a wonderful backdrop for an entertaining area, and another barn already has pre planning permission for renovation.

There is a well in the yard under a covered area. The property will show all it's potential when visited.

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

NOTES