

## Your Countryside Escape - 3-Bed Stone House with Barn & and an old Cottage to renovate

EXCLUSIVE



## INFORMATION

Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	1593 m2

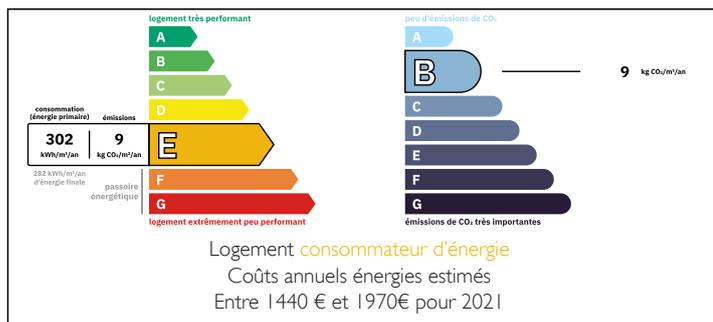


## IN BRIEF

This character stone house in an elevated rural location has a lot of potential and charm, with several key renovations already completed, such as the electrics, roof, and septic tank. The spacious living room with access to the side and rear, along with the adjoining kitchen, makes for a cozy yet open main floor.

Upstairs, the three bedrooms offer comfortable living space, with the bathroom already fitted with modern conveniences. The stone barn and old cottage present great opportunities for renovation, or even creating rental spaces. The garage adds practical storage or workspace options. 30 mins from Limoges airport and within a 10 minute drive of Confolens town.

## ENERGY - DPE



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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

This is a lovely character stone house that needs some finishing minor works that you can see on the photos.

### GROUND FLOOR

Living room (34.68m<sup>2</sup>) with side and rear doors and double doors to kitchen

Kitchen (12.55m<sup>2</sup>) plasterboarding/plastering will need finishing

Utility room (4.76m<sup>2</sup>)

WC (1.32m<sup>2</sup>)

### FIRST FLOOR

Bedroom 1 (12.29m<sup>2</sup>)

Bedroom 2 (12.07m<sup>2</sup>)

Bedroom 3 (13.12m<sup>2</sup>)

Bathroom with a shower, bath, wc & basin (7.10m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 1429 EUR

Taxe habitation: EUR

Stone barn of 68m<sup>2</sup> with an attached old cottage to completely renovate.

Garage to rear of barn (24.8m<sup>2</sup>)

The land is attached but has not been enclosed. 2 x fosse septiques were installed around 2007 which is when the renovations were started including the electrics and roof.

The fact that there's no passing traffic adds to the appeal of this property, providing a quiet and peaceful environment.

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

## NOTES