

Village house, 3 bedrooms, large garden, not overlooked, double glazing, several outbuildings.



INFORMATION

Town:	Barro
Department:	Charente
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	3202 m2

IN BRIEF

Discover this charming renovated house, located in a peaceful hamlet close to amenities, ideal for a family or renovation project.

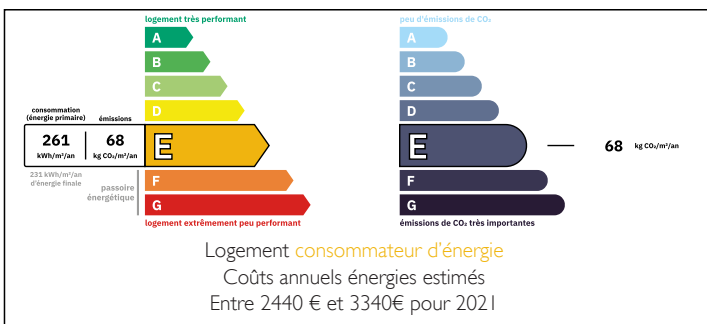
With 122 m² of living space, it offers a convivial kitchen, a bright living room, three comfortable bedrooms and a modern shower room.

Outside, give free rein to your desires thanks to the numerous outbuildings: a vast 120 m² barn, a bread oven (in need of restoration), a workshop and an old pigsty. The large plot of 3,202 m², with its two ponds, is perfect for taking advantage of the peaceful surroundings and creating additional space if required.

This property, combining charm and potential, is just waiting for you to bring it back to life. Don't miss this opportunity to visit this unique haven of peace.

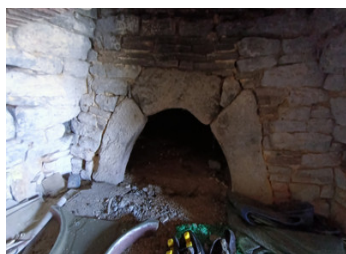
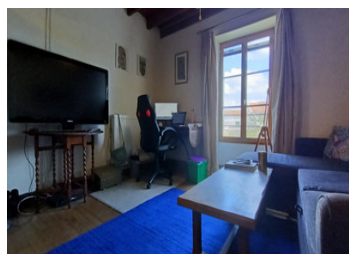


ENERGY - DPE



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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 property is composed as follows:

Entrance hall: 8.53m

Open plan kitchen: 23.18m² with cellar of 2.33m

Living room: 23.91m² with fireplace

WC: 2.03m² with washbasin

On the first floor a hallway of 3.76m² leads to the bedrooms and shower room.

Bedroom 1: 21.60m² with dressing room

Bedroom 2: 10.37m² with dressing room

Bedroom 3: 23.56m² with large dressing room

Shower room: 3.85m² shower, vanity unit, WC.

Attic: 30.60m².

Outside laundry room with washing machine, sink, boiler, hot water tank, oil tank: 16.62m².

Outbuilding 1: 23.60m² which can be used as a garage (concrete floor)

Outbuilding 2: 20.10m² with bread oven (to be restored) (concrete floor)

Outbuilding3: 69.05m² former pigsty with small boxes

Outbuilding4: 96.05m² clay floor

Covered courtyard: 91.70m²

All on a plot of 3202m² not overlooked

LOCAL TAXES

Taxe foncière: 951 EUR

Taxe habitation: EUR

NOTES