

Single storey village house with barn and garden.



INFORMATION

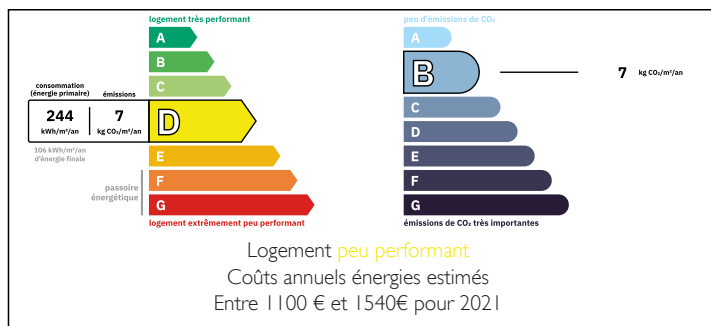
Town:	Charras
Department:	Charente
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	400 m2



IN BRIEF

Great potential for development for this single-storey house with adjoining barn, currently comprising a living room, bedroom, office, bathroom, toilet and boiler room. The barn is partly converted with an additional bedroom and a shower room/toilet and still offers many possibilities for additional living space. A pleasant garden completes the property.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house, attached on both sides, consists of:

- LIVING ROOM/KITCHEN 30m²
- BEDROOM 10m²
- OFFICE 8m²
- BATHROOM 8m²
- WC
- BOILER ROOM 12m²

The adjoining barn of almost 66m² offers enough height to be used on two levels. It currently includes:

- a GARAGE/WORKSHOP space
- a BEDROOM 11m²
- a SHOWER ROOM/WC 3m²

A plot of land of more than 400m² is located at the front of the house and offers parking space and garden.

Located in the quiet village of CHARRAS with a few amenities on walking distance (restaurant, mini-market...), this house, requiring some renovations, offers you the possibility of a charming country-house !

ANGOULEME at 28km

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