

A 'unique' 3 bedroom converted barn within 10 mins of Confolens and 40 mins from Limoges airport, with garage.



INFORMATION

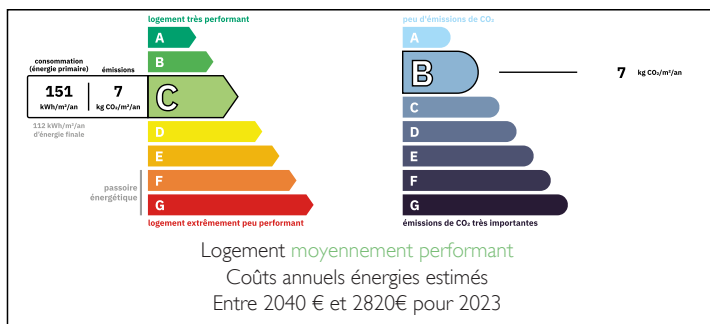
Town:	Saint-Maurice-des-Lions
Department:	Charente
Bed:	3
Bath:	1
Floor:	214 m2
Plot Size:	1357 m2

IN BRIEF

A great opportunity to buy a unique property. This converted barn provides three bedrooms, 24m², 13m² and 13m² a family bathroom and Mezzanine area all above an open plan Kitchen/lounge/Dining room/office space 122m². There is a wood shed attached and a separate garage/ barn and an above ground swimming pool.



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.



DESCRIPTION

Just ten minutes from the beautiful Medieval town of Confolens with all the facilities you will need, including supermarkets and a hospital, this converted barn will make a great family home. The ground floor is an open plan area of over 120m². Upstairs, the mezzanine area leads to Three bedrooms and the family bathroom. The heating is provided by an heat exchange pump and a wood burner. There is a wood shed/workshop attached to the house and a separate garage opposite the house. The property stands on 1357m² with an 'above ground ' swimming pool. It is in a small hamlet of a handful of houses with a general store in the village 2 minutes away. Limoges Airport is 40 mins away, with the city centre just 5 minutes further away

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

LOCAL TAXES

Taxe foncière: 1095 EUR

Taxe habitation: EUR

NOTES