

Barn to convert with attached garden, sold with planning permission.

## EXCLUSIVE



## INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	560 m2

## IN BRIEF

This barn previously had planning permission to be converted into a house.

Located in Exideuil-sur-Vienne, the property is just a short walk from local amenities including a bakery, pharmacy, post office, general store, bars, and restaurants. A campsite is only five minutes away on foot, offering seasonal canoeing and beautiful riverside cycling trails along the Vienne.

Chabanais—providing a range of shops, bars, restaurants, takeaways, as well as a supermarket, petrol station, hardware stores, veterinary clinic, agricultural supply store, and banks—is only a 10-minute drive away.

## ENERGY - DPE

DPE not required.

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

At the rear of the barn is a large garden with views over farmland and the surrounding countryside. The barn would be suitable for conversion into a two- or three-bedroom property.

### Structural Work Required

Major work is needed to secure the roof of the main building, and adding a rear extension will require installing a new roof section.

### Utilities

Electricity and water are available along the street (fibre internet may also be possible).

### Sanitation

A drainage system will be required. The local council had previously indicated it could be installed in the garden.

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