

Great renovation project. Charentais stone house, three bedrooms, kitchen, living room, huge outbuildings.



## INFORMATION

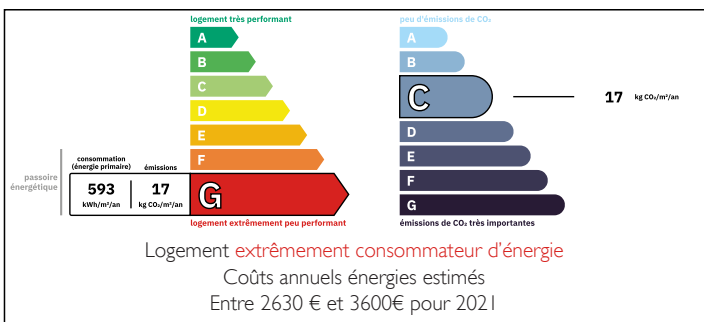
Town:	Montlieu-la-Garde
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	148 m <sup>2</sup>
Plot Size:	3773 m <sup>2</sup>



## IN BRIEF

Whether your project is a family home, a group of B'n'B dwellings or commercial premises, this property has enormous potential. Excellent situation close to the main road between Bordeaux and Angouleme.

## 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

The property needs total renovation but has outstanding potential. All the stone buildings are grouped around a central courtyard which has an arched access to the road.

The house comprises a large entrance hall which leads straight through to the veranda situated in the courtyard.

Off the entrance to the left there is one bedroom with a fine fireplace, and a shower room. to the right two more bedrooms and another washroom.

From the veranda a door leads to the huge kitchen with fireplace and original tiling and on to the living room also with a fireplace.

Surrounding the courtyard, there are numerous outbuildings with an overall surface of over 350m<sup>2</sup>. There is also a stone pond in the courtyard.

Opposite the house, just across a small road lies a building plot of 688m<sup>2</sup>

In a separate location lies 1800m<sup>2</sup> of land.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES