

To renovate - former butchers shop with living quarters and a separate barn



INFORMATION

Town:	Roussines
Department:	Charente
Bed:	0
Bath:	0
Floor:	127 m2
Plot Size:	0 m2

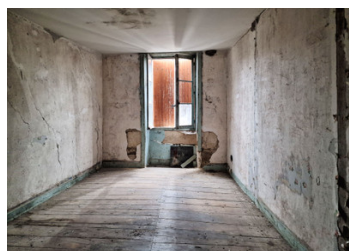
IN BRIEF

Village property to renovate with a separate barn a short walk from the house.

The property has been empty for 20-30 years , so it is a full renovation with potential to be a house or business again.

A 10 minute drive to the Lacs de Haute Charente. The towns of Montbron (10minutes) and La Rochefoucauld (20minutes) are lovely touristic areas

Angoulême city is 40minutes away and Limoges airport around an hour.



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.



DESCRIPTION

Ground floor :

Former shop of 26m2

Room - 19m2

Room - 10m2

Garage - 16m2

First floor :

4 rooms (19m2- 27m2 - 10m2 - 16m2)

Second floor :

Attic

Cellar under the house with a well

Separate stone barn a few metres from the main building. Ideal to use as a garage.

LOCAL TAXES

Taxe foncière: 531 EUR

Taxe habitation: EUR

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

NOTES