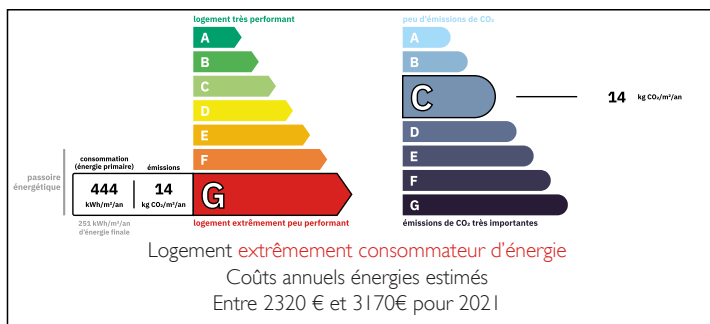


Stunning Farmhouse to Renovate – Rare Opportunity



ENERGY - DPE



INFORMATION

Town:	Benest
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	7877 m2

IN BRIEF

Stunning Farmhouse to Renovate – Rare Opportunity!

Just 10 minutes from Champagne-Mouton and all its amenities, fall under the spell of this authentic farmhouse awaiting renovation, nestled in lush greenery where peace and serenity reign. A true haven for lovers of nature and old-world charm!

Set on over 7,000 m² of land, this property offers extraordinary potential: a main house to reinvent according to your dreams, two spacious barns with majestic volumes perfect for transforming into unique living spaces, and two charming outbuildings, ideal for converting into delightful guest cottages or holiday rentals.

Imagine a one-of-a-kind residence full of character, a charming second home, or even a tourism project in an enchanting setting. The possibilities are endless!

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 House is Composed as Follows:

Kitchen: 21.87m²

Living Room: 24.33m² with beautiful original parquet flooring.

Bedroom: 16.76m² with beautiful parquet flooring.

Shower Room: 7.68m²

Toilet: 1.89m²

Bedroom: 26.37m² with beautiful parquet flooring.

A Barn of 88m²

A Cellar / Pantry: 28m²

An Attic with Renovation Potential: 134m²

Second Barn: 128m²

Two Small Houses to Renovate (former pigsties): 90m²

Land of 7,877m² with a Chicken Coop.

Heating is electric. There are two existing fireplaces that need to be brought up to standard. The septic tank is compliant (only the two inspection covers need to be replaced, which will be done before the sale).

The house is located in a hamlet of just two houses, ensuring complete tranquility. Only 10 minutes from the charming village of Champagne-Mouton and its amenities.

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