

## Farmstead Renovation Project with Endless Potential – Close to Ruffec



## INFORMATION

<b>Town:</b>	<b>La Faye</b>
<b>Department:</b>	<b>Charente</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>100 m2</b>
<b>Plot Size:</b>	<b>7143 m2</b>



## IN BRIEF

A property in the countryside, yet only 10 minutes from Ruffec with its weekly markets, bars, restaurants, cinema, theatre, station and supermarkets. Easy access to airports and stations, Angoulême (49kms), Bordeaux (173kms), Poitiers (70kms).

Discover a unique opportunity to create your dream home or investment property with this expansive renovation project located in a picturesque setting close to Ruffec 16700. This property offers a combination of charm and vast potential, spread across 7,143 m<sup>2</sup> of land.

The property comprises:

## 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

**Main House:** A two-story home requiring full renovation, featuring a ground floor with a kitchen, living room, dining room, storage room, bathroom, WC, hallway, and 3 bedrooms. The upper floor includes an additional bedroom and an attic space, perfect for customization.

**Secondary House:** A smaller two-story structure also in need of renovation. The ground floor includes a kitchen, while the upper floor offers an attic space (currently without access or stairs).

### Outbuildings and Exterior Features:

The property boasts a range of outbuildings, including stables, storage sheds, a workshop, a garage, and additional utility spaces. The expansive grounds include a private garden, a well, a fenced field, and ample parking.

This is a rare chance to transform a historic farmstead into a residence, guesthouse, or even a boutique retreat. With its generous land size and multiple structures, the possibilities are endless.

### Key Details:

Total land size: 7,143 m<sup>2</sup>

Requires full renovation, including a new septic system (fosse)

Ideal for those seeking a project with character and potential

This property offers the perfect canvas to create something truly special in a serene and idyllic location.

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

## NOTES