

Opportunity to create a home & additional letting / business in quiet & scenic countryside



INFORMATION

Town:	Mouzon
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	4995 m2

IN BRIEF

A very rare opportunity to find an old farmstead, barns & buildings with surrounding parcel of land to be completely renovated, potential to create substantial home or series of smaller houses / holiday lets



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

The south facing property comprises: Old stone house with: entry room with Charentais fireplace 24m2, pantry 14m2, second room with wooden staircase which leads to 1st floor 17m2.

First floor: Landing area 20m2, bedroom one 9m2, bedroom two 9m2

The property continues in one long line with 3 barns attached (these barns have ample height to develop upstairs) barn 1 : 68m2, barn 2 : 111m2, barn 3 : 119m2

Opposite these 3 barns is an old hangar, bread oven & old water pump.

Attached to the 3 barns is another old dwelling with 2 rooms of 29m2 & 31m2.

On the first floor is one large attic room : 61m2

Attached and at the end of the building nearest the entry lane is an old building with one room 24m2 & an attic room above 24m2.

The property is surrounded by it's own enclosed land of 4995m2 / 1.23 acres.

Mains water, electricity & a well are allready on site.

There are wonderful scenic walks & routes for cycling or riding. The tranquil Lac du Mas Chaban is a short walk from the property with fishing, windsurfing & kayaking. The more lively Lac de Lavaud is a 10 minute drive with it's beaches, swimming, activities, beach bar & restaurant.

The nearest village is Lesignac Durand at 1.4 kms with a tea room & brocante.

Massignac with commodites including : pharmacy, boulangerie, cafe, well stocked village shop, post office, restaurant, tourist office, hairdresser, medical centre, Michelin star restaurant &...

LOCAL TAXES

Taxe habitation: EUR

NOTES