

Pretty shell of a building for total, top to bottom renovation, plus barn and land close to Massignac

EXCLUSIVE



## INFORMATION

Town:	Massignac
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	6913 m2

## IN BRIEF

Situated in a hamlet with just one other property and only 3km (5 mins) from the ever popular village of Massignac, with boulangerie, village store, auberge and wonderful leisure lake, this project is not for the faint of heart, but could be fabulous!

Angoulême with TGV links to Paris and Bordeaux is 51 km and Limoges airport is 53 km (both under 50 mins by car).



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property requires renovation throughout including the roof (although parts appear to be in good condition), electrical installation, insulation, heating, glazing, kitchen and bathroom(s) and septic tank. It is in no way habitable at present.

The communal lane takes you down to the entrance to the property where there is ample space to park several cars. The land is mostly to the rear and side of the property and the large barn to the rear offers great storage and further parking.

There are two rooms on the ground floor of the "main" house, with a fireplace in one of the them. There is an attic above and a ruined stable to the right hand side. This part of the property was lived in more recently and so has an electrical installation, some plumbing and flooring etc, but nothing salvageable.

To the left, is a very old stone cottage with original fireplace. This has been opened up into what was a barn at the rear, with part breeze block walls (which have window and door openings created). This whole area has a mud floor and is effectively in the condition of a barn.

To the left again is the barn with hangar to one side.

A farmer is currently using the land and enquiries are being made as to his plans for further usage of this 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...>