

Set of two houses with outbuildings on 4.5 hectares of meadows, 20 km from Angoulême.



INFORMATION

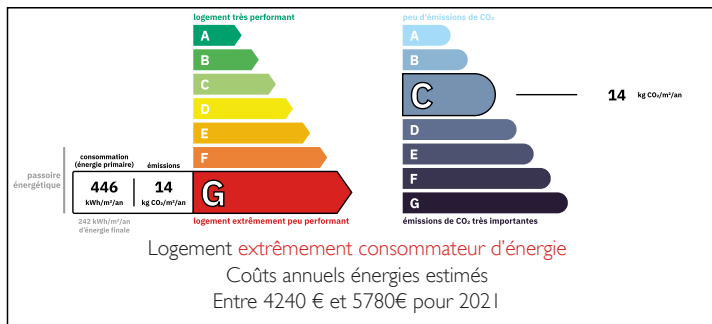
Town:	Boisné-La Tude
Department:	Charente
Bed:	7
Bath:	4
Floor:	260 m2
Plot Size:	45000 m2



IN BRIEF

Located close to a busy road, this isolated property comprising two houses (one of which is rented) and situated on 4.5 hectares of land, will be perfect for your commercial project (vegetable market, animal breeding, restaurant or other business..) 8 km from Montmoreau for all amenities and 20 km from Angoulême.

ENERGY - DPE



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 main house of about 200m² comprises, on the ground floor:

- Living room: 70 m²
- Kitchen: 17 m²
- Pantry: 10 m²
- Shower room and toilet: 10 m²

Upstairs:

- Bedroom 1 (with water basin): 12 m²
- Bedroom 2: 13 m²
- Bedroom 3: 15 m²
- Bedroom 4: 12 m²
- Shower room / toilet :4,5m²

Attic space:

- Bedroom 5 with shower room / toilet : 30m² on floor

- Attached barn of about 130m² that can become additional accommodation or storage.

Other outbuildings : 100m² (carport, workshop, garage..)

A few meters away is the second single-story house of about 85m²(currently rented). It includes:

- Living room: 30m²
- Kitchen: 13m²
- Pantry: 8m²
- Laundry : 5m²
- Bedroom 1: 10m²
- Bedroom 2: 10m²
- Bathroom: 5m²

The rear of the property offers lovely views over the surrounding meadows.

All amenities and schools in Montmoreau (10km). Angoulême is 20km away.

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES