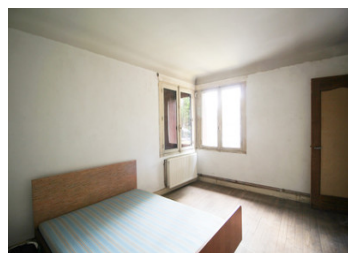
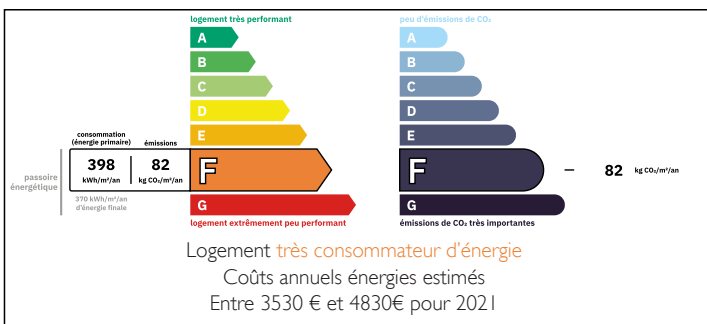


Spacious house for renovation, with front garden and courtyard, in walking distance of a restaurant

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Longré
Department:	Charente
Bed:	3
Bath:	0
Floor:	141 m²
Plot Size:	417 m²

IN BRIEF

Charming Property with Great Potential

This characterful property offers 141 m² of living space and a wealth of possibilities for renovation or reconfiguration. On the ground floor, you'll find a spacious kitchen-dining room, a comfortable living area, a bedroom, and several additional rooms ready for conversion.

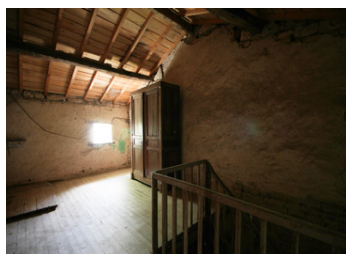
Upstairs, there are four rooms awaiting renovation, giving you the freedom to shape the home to your needs and taste.

With two separate staircases, the layout lends itself well to the creation of two independent living spaces—ideal for a gîte project, rental income, or multi-generational living.

The house benefits from oil-fired central heating and a septic tank installed in 2010. While some

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

This charming home offers a well-organized ground floor layout, starting with an entrance hall (3.6 m²) leading into a large open-plan kitchen and dining area (29.7 m²) and a bright, spacious living room (30.55 m²) with wooden floor and open fireplace. A ground floor bedroom (15.3 m²) provides convenient single-level living.

The entrance hall also gives access to a bathroom in need of renovation (7.22 m²) - currently without a shower - along with a separate toilet (1.6 m²), a storage cupboard (1.55 m²), and a connecting hallway (1.96 m²) and a 'cellier'. Two additional rooms on the ground floor (13 m² and 22 m²) offer great potential for conversion, whether as more living space, guest rooms, or a home office.

Upstairs, a landing (1.3 m²) leads to two more rooms (11.35 m² and 22.6 m²) that could serve as bedrooms, creative spaces, or a study, along with a third bedroom (14.36 m²). There is also attic space available for further development, allowing you to tailor the property to your needs.

The house benefits from oil-fired central heating and a septic tank installed in 2010.

With its generous proportions and flexible layout, this property is bursting with potential and just waiting to be transformed into your ideal home.

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