

Large family home of 160 m2 to renovate with a huge barn of 150 m2 in Bellevigne, Charente.

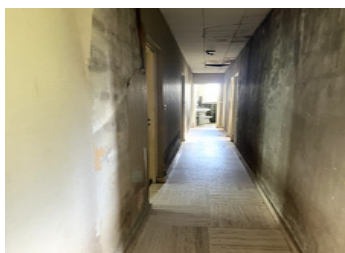


## INFORMATION

Town:	Bellevigne
Department:	Charente
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	2848 m2

## IN BRIEF

Located in the heart of a quiet, leafy hamlet, this 160m2 house offers real potential after renovation. It is surrounded by a vast garden planted with trees, inviting you to relax and contemplate the surrounding countryside. On the first floor, an entrance hall leads to a living room and kitchen on one side, and to 1 bedroom and an office on the other, perfect for quiet telecommuting. On the first floor, a large living room welcomes you, offering a bright and friendly living space, an adjoining kitchen and 4 spacious bedrooms, a bathroom and 2 WCs. This house is ideal for a practical, functional layout for a large family or other project (chambres d'hôtes, seasonal rentals, 2 apartments). The property is surrounded by a large balcony on the first floor. Outside, a huge barn of 150 m2, divided...



## 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

House approx. 160 m2 :

- First floor: Entrance (12 m2), kitchen (17), living room (17), bedroom (17) office or bedroom (17)
- First floor: dining room (21), kitchen (12) 3 bedrooms (11), 1 bathroom, 2 WCs
- balcony approx. 35 m2
- Garden
- barn 150 m2 in 4 parts.
- Sanitation up to standard
- Triple-glazed windows

Electricity to be brought up to standard.

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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