

Unique opportunity to renovate a traditional stone property with gite, space for a large motorhome or caravan



INFORMATION

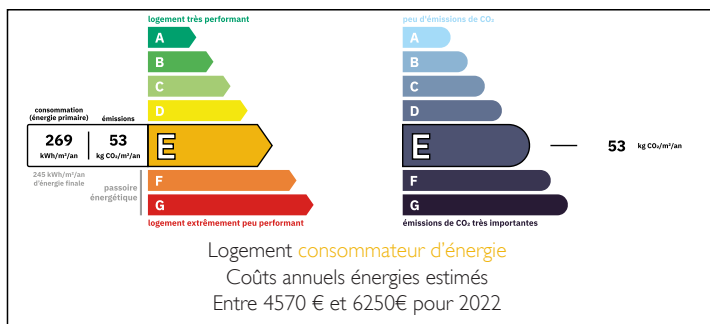
Town:	Coulgens
Department:	Charente
Bed:	5
Bath:	3
Floor:	178 m2
Plot Size:	1642 m2

IN BRIEF

Fabulous potential for 4 bed family home with gite and private garden behind beautiful iron gates. This is not for the feint hearted but could offer an amazing opportunity in exchange for a bit of hard work and elbow-grease! Already double-glazed in some parts but the heating needs to be re-visited. Lovely feature stone floor in the dining room entrance.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Fabulous potential for 4 bed family home with gite and private garden behind beautiful iron gates. This is not for the faint hearted but could offer an amazing opportunity in exchange for a bit of hard work and elbow-grease! Already double-glazed in some parts but the heating needs to be re-visited. Lovely feature stone floor in the dining room entrance.

In brief the house comprises :

Dining Room 26m² with beautiful stone flag floor and open fireplace, door leading to

Kitchen 19m² again with flagstone floor. Kitchen units and appliances are in disrepair

The door from the kitchen to the rear of the house leads to a conservatory / summer room 19m² with red quarry tiled floor.

To the right of the Dining room entrance is a large living room 26m² which leads through to a back hallway with WC, Shower room and then onto the boiler room.

Upstairs

There are 4 double bedrooms and an office

Bathroom with WC

Attached to the house are 2 enormous barns of approx 70m² each plus workshop space.

Gite / Guest house

On the ground floor is a large Living Room with Fireplace and corner kitchen

Bathroom with WC and small bath plus sink

Upstairs under the eaves there are 2 bedrooms.

The outside space is fully enclosed and there is separate space for the guest house. Ample parking for a motorhome.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>