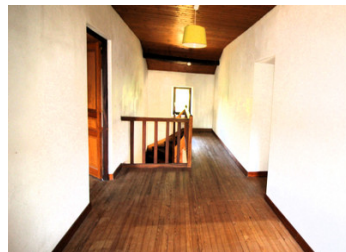


Renovation Potential with Two Houses & Large Garden



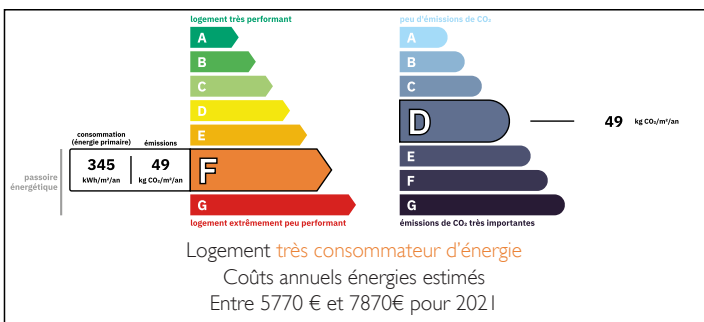
INFORMATION

Town:	La Faye
Department:	Charente
Bed:	4
Bath:	2
Floor:	350 m ²
Plot Size:	3438 m ²

IN BRIEF

On the edge of a peaceful village just minutes from Ruffec, this spacious country property offers a unique opportunity for those seeking a renovation project to create a countryside home. The main farmhouse features three generous bedrooms, a bright living area, and a large artisan workshop, while a second house awaits restoration. Set within a 3,380 m² enclosed garden, this property is perfect as a primary residence, holiday home, or creative investment.

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

This farmhouse combines rustic charm with fantastic potential, situated in a location close to Ruffec's amenities. The main house welcomes you with an entrance hall leading to a cellar and a WC. A kitchen flows into a family bathroom, a sunny ground-floor bedroom, and a boiler room. On the opposite side, a spacious living/dining room with a fireplace connects to a second large bedroom.

Upstairs, a third bedroom and a vast workshop—ideal for artists or craftspeople. A second house, awaiting renovation (subject to permissions), includes a ground-floor living area with a sink and two upstairs bedrooms, plus an attached garage.

Outside, the large garden provides privacy and space for outdoor activities, gardening, or future expansion. With thoughtful updates, this property could become a dream countryside escape or a rewarding project.

LOCAL TAXES

Taxe foncière: 1 600 EUR

Taxe habitation: EUR

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

NOTES