

Large property with 3 bdr 360m2 house ready for renovation, attached barn, garage, on 3895m2 buildable land



INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	3895 m2

IN BRIEF

Located between the towns of Confolens and Chabanais and on the road to St Junien so conveniently situated for commuting, this property presents great potential to become a family home as well as business development opportunities. The 3-4 bedroom 148 m2 house is inhabitable and ready for renovation to be transformed into a family home, chambre d'hotel or a gite. The 3535 m2 (0.8735 acre) land is buildable, with a direct access from the road, consists of green lawn, bushes and trees, and is great for gardening. The buildable land and the outbuildings can

be perfect for garage/mechanic shop development, or small acreage livestock agriculture (poultry, pigs, rabbits, etc.). Rare on the market. Call for a visit.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen with pellett woodburner (28.75m²)

Living room with open fire (28.75m²)

Office/bedroom with ensuite wc/shower (15.34m²)

Entrance hall with door into barn

FIRST FLOOR

Bedroom 1-(20.66m²)

Bedroom 2-(15.01m²)

Bedroom 3-(14.09m²) please note there is no window in this room

WC

Bathroom -bath,bidet,sink

Attached barn of 103m²

Large garden with shed and hangar/garage.

Driveway into rear garden with parking.

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