

Large stone house to renovate plus large barn, outbuilding & garage in 1928m2, garden with fruit trees.

EXCLUSIVE



## INFORMATION

Town:	Pleuville
Department:	Charente
Bed:	3
Bath:	1
Floor:	250 m2
Plot Size:	1928 m2

## IN BRIEF

This appealing, albeit requiring a full renovation, property just needs someone with vision and desire to turn this into a stunning and beautiful property. Not only is there a large house and garage, there is also a large barn, an old house (which is currently used as a outbuilding) which could be converted back into a house (subject to planning permission) a gite, or workshop/craftroom.

Set on 1928m2 of land with numerous fruit trees, there is an area for a vegetable patch together with a garden area and space for outdoor dining.



## 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

In further detail:-

Renovation work was started on this charming property and all the walls have been stripped back to the natural stone which gives this property character and the potential for you to convert the house according to your own requirements.

On arrival at the property there is parking as well as a large garage.

On entering the main part of the house you are into a large room with exposed stone walls, a typical charentaise fireplace and large oak beams. The floor is partly tiled and concrete. There is a double glazed window. A wooden staircase to the front bedroom. Just off this room is another room which would have been some petit toits in the past but has now been made into one large room. This could potentially be a kitchen/lounge/office/study.

At the back of the large room is another room with exposed stone walls and two external doors, 1 pvc and a double glazed window, and a fireplace where you could install a wood burner or pellett stove.

There are stairs upto a bedroom on the first floor, again with stone walls and wooden flooring. One of the walls has been knocked through to give access to another bedroom, currently accessed by the large room downstairs.

There is a separate door outside which leads you to another upstairs room to create a third bedroom. Back downstairs there is a second door which leads into a corridor type...