

Semi-detached two bedroom stone house with outbuildings, gardens and land needing renovation.



INFORMATION

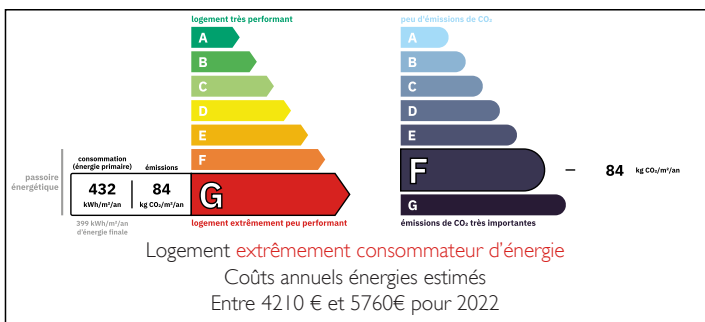
Town:	Bioussac
Department:	Charente
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	4496 m2



IN BRIEF

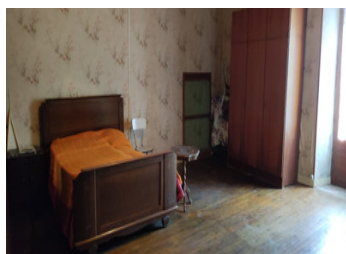
Semi-detached two bedroom stone house with outbuildings, cellars, gardens and land needing renovation, and set in a quiet location not far from Ruffec with all the amenities including rail link and hospital.

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 property is currently composed solely on the ground floor, but does have convertible loft spaces.

Entrance 6m² found to the rear of the property

Open plan living area 34m²

Bedroom 29m²

Bedroom 24m²

Passageway 3m²

Bathroom 6m² comprising of bath, shower wash basin and bidet

W.C. 1,5m²

Loft spaces 23m², 21m² and 29m²

Cellars 28m² and 15m² accessed from outside the front of the property. Central heating boiler is in one of the cellars and the oil tank is in the rear garden.

LOCAL TAXES

Taxe habitation: EUR

Not attached to the house, but opposite :

Barn 35m²

Stone store rooms 20m², 31m², 19m², 6m², 10m²

Attached garden to the rear of the property and a small courtyard garden to the front. Another garden to the rear of the stone store rooms and a large field across the grass track to the side of the property.

The drainage on this property does not conform to today's standards.

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

NOTES