

Stone farmhouse in need of renovation, 120 m , outbuilding 88 m , 2,469 m land, near Saint-Ciers-du-Taillon.



INFORMATION

Town:	Lorignac
Department:	Charente-Maritime
Bed:	2
Bath:	0
Floor:	64 m ²
Plot Size:	2469 m ²

IN BRIEF

This stone farmhouse in need of renovation and consists of a main building of 120 m² with two floors. The ground floor and first floor both have two rooms measuring 40.4 m² and 23.3 m². The first floor enjoys new flooring. Electricity and water are both connected now, but an individual sanitation system needs to be installed. The property also enjoys an 88 m² outbuilding on two levels of 88m² offering obvious potential for conversion into a gîte or a storage space or workshop. Both the staircase and floor on the first floor are new and all the walls have been repointed. Finally, to provide comfortable accommodation during the renovation work, a mobile home is on site consisting of two bedrooms, a living room with kitchen area, a shower room and a toilet. The garden is 519m² with...



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.



DESCRIPTION

The property in more detail.

Detached stone house:-

on the ground floor:- room one 40.4 m² and room two 23.3 m²

on the first floor:- room one 40.4 m² and room two 23.3 m²

Outbuilding:- 88.0 m²

Portable mobile home with two bedrooms, living area with kitchen area, shower room and WC.

Garden: 519m² with mature trees and shrubs

Land parcel:- 1860m² situated opposite, across the country lane.

LOCAL TAXES

Taxe foncière: 167 EUR

Taxe habitation: EUR

All measurements are approximate. Viewing is strictly by appointment only.

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

NOTES