

Former farmhouse, numerous outbuildings, large flat plot of land, near Charente, 20 minutes from Angoulême

EXCLUSIVE



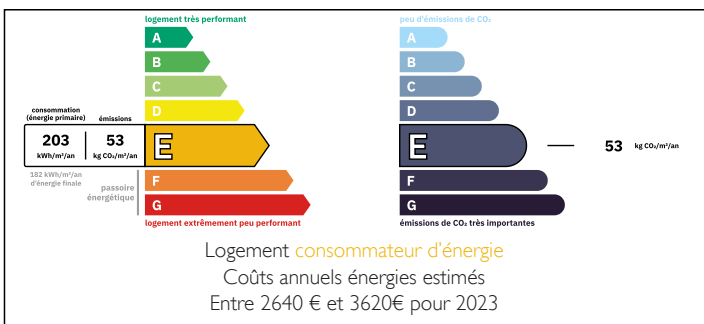
INFORMATION

Town:	Mosnac
Department:	Charente
Bed:	2
Bath:	1
Floor:	108 m ²
Plot Size:	3945 m ²

IN BRIEF

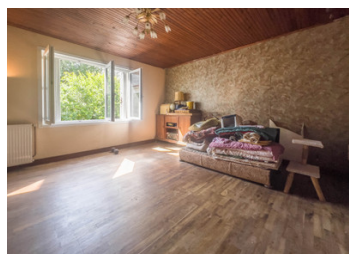
Let yourself be charmed by this Charentaise cottage in need of refurbishment, with the possibility of converting the attic and part of the outbuildings, but also by the living environment it offers.

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

Located in the commune of Mosnac, in a highly sought-after bucolic setting close to the Charente river, this property will appeal to nature lovers and walkers with its proximity to navigation canals, locks, leisure centers and numerous cycle paths in the surrounding area.

The large entrance gate opens onto a pretty, sunny enclosed courtyard facing the house, with outbuildings on either side.

A large, flat plot of nearly 4,000m², suitable for a swimming pool and heavily wooded, surrounds the house and provides a real green setting for this rural environment.

The house is laid out as follows:

- Entrance hall (6m²)
- Kitchen area (8m²)
- Small laundry area, shower room with WC
- The renovated left side of the house offers a 30m² living room with fireplace and a large 17m² bedroom with large dressing room and garden view
- The right-hand side offers a 26.5m² dining area with a staircase leading to a 78m² attic that could be converted, and a 19m² bedroom with large windows opening onto the garden

It would be entirely possible to open up/extend the kitchen, for example, into the dining area

The outbuildings comprise:

- 56m² wine cellar
- 28m² carport
- 25m² workshop
- 26m² former stable
- 20m² pigsty
- A large 120m² shed

Very healthy house in need of refurbishment, with great potential for extending living spaces

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES