LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40766FEM16 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Residential house of 31 m with outbuildings"













INFORMATION

Town:	Grassac
Department:	Charente
Bed:	0
Bath:	0
Floor:	92 m2
Plot Size:	650 m2

IN BRIEF

Residential house of 30 m² to be completely renovated, with a 60 m² outbuilding.

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.

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DESCRIPTION

Beautiful House to Renovate with Outbuilding
Great potential in a peaceful setting with stunning views of the countryside.

This former barn features a main room of 30m² with the possibility of adding a mezzanine to increase the living space. The 61m² outbuilding can be transformed into a living room with magnificent views of the countryside.

You also have the option to acquire another barn to complete your project, reaching over 180m² of living space.

If you enjoy ambitious projects, renovations, and tranquility, this property is perfect for you.

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

NOTES