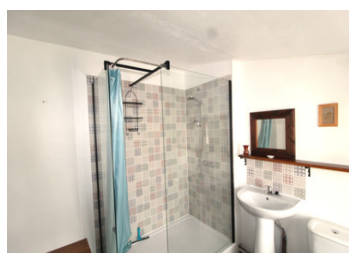


One bedroom house with magnificent opportunities to extend into several attached barns.



INFORMATION

Town:	Alloue
Department:	Charente
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	525 m2



IN BRIEF

This is a fantastic opportunity !

The property is currently a one bedroom house with open plan Kitchen/lounge/diner with over 200m2 of attached barns to extend into and attached garden.

what are you waiting for

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

This property is in the tranquil village of Alloue, just 12 Km from Champagne Mouton and 15Km from Confolens, with the Charente river running through the heart of the village.

The 11th Century Notre Dame Church is a dominant feature in the village but there is also a very nice little village store and cafe/bar in which to catch up with friends and to spend some time.

The house is a short walk from the centre of the village and sits on a manageable plot of just over 500m²

Currently the house has an open plan Kitchen/dinning room/lounge 29m² and a first floor bedroom with en-suite shower room with wc 24m². This part of the house will make a great starting point but the real surprise is the extensive, attached barns, that, with the right planning permission can make a superb family home.

In the kitchen, a door leads to the first barn approximately 12m², next to that is a further 'L' shaped barn 35m². Behind the house are two more barns 41m² and 37m² and above these are two rooms measuring 39m² and 46m². Totaling over 200m² of POTENTIAL !

The house has mains drainage and is supplied by a local well.

Alloue is also home to a month long, Cultural and Theatrical festival where you can enjoy a 'performance' in the grounds of La Maison Maria Casarès! followed by dinner served in the grounds !

Alloue is only an hour from Limoges, with it's international airport and slightly nearer...

LOCAL TAXES

Taxe foncière: **354 EUR**

Taxe habitation: **EUR**

NOTES