

Barn and workshop of 160 m in Ub zone. Conversions possibilities. Close to Mansle with access to Angoulême.

EXCLUSIVE



INFORMATION

Town:	Fontclaireau
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	397 m2

IN BRIEF

Stone barn of 110 m² with adjoining workshop (50 m²), ideally located at the gates of Mansle and near the Charente river!

Featuring a cement floor, electricity, and a solid oak frame, this property offers excellent potential for conversion into a home or for personal/professional use. Well exposed, it also includes a rainwater collection tank.

The attractive courtyard at the front provides great possibilities for outdoor landscaping for a future residence.

Another highlight: enjoy the banks of the Charente and beautiful scenic walks right from your doorstep, on foot or by bike.

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

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

LOCAL TAXES

Taxe habitation: EUR

NOTES