LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41851LAB16 Price: 335 000 EUR

agency fees to be paid by the seller

Secluded Stone Farmhouse (Corps de Ferme) with 8.6 ha Land – Ideal for Equestrian or Tourism Projects"















INFORMATION

Town:	Ébréon
Department:	Charente
Bed:	3
Bath:	3
Floor:	198 m2
Plot Size:	86320 m2

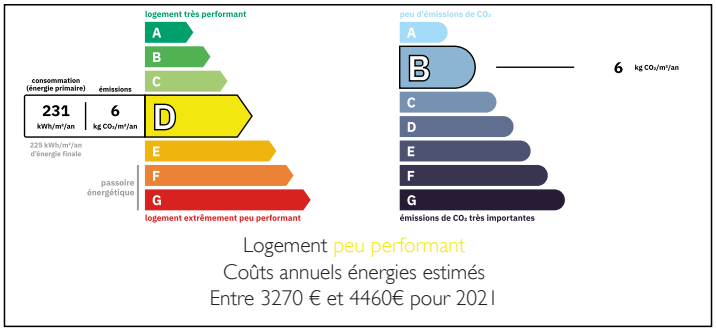
IN BRIEF

A magnificent avenue of lime trees leads directly to the ston (first dwelling more than 500 metres away), offering an exceptional natural setting on 8.6 hectares of land in a single block. The main house of approximately 198 m² combines generous volumes and authenticity, with two living rooms, a veranda, several bedrooms including a master suite, and an adjoining barn allowing for extension or redevelopment.

Opposite, a large complex of agricultural and equestrian buildings (approximately 350 m²) includes workshops, barns, stables with boxes, a shed with a bread oven and a small detached house to renovate, ideal for a holiday cottage or tourist accommodation project.

Meadows, paddocks, copses, wells and a complete absence of neighbours make this property a rare find, perfectly suited to clients seeking absolute tranquillity, nature and projects in a rural setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3270 € et 4460€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**1820 EUR**

NOTES

DESCRIPTION

Set in exceptional natural surroundings, with no neighbours and unobstructed views, this magnificent stone farmhouse will appeal to buyers seeking complete tranquillity, space and potential, ideal for an equestrian, agricultural or tourism project.
(first dwelling more than 500 metres away)

Set on over 8.6 hectares of land in a single block, this estate offers a rare setting, conducive to nature, hospitality or professional activity, while maintaining true privacy. (6.3 hectares fully enclosed - 2.3 hectares of meadow to be fenced)

Residential house – approx. 198 m²
Authentic and welcoming, the main house offers beautiful volumes and a functional layout:

Ground floor:
43 m² living room with fireplace and insert
14 m² fitted kitchen
Adjoining barn of approximately 90 m² with boiler room, offering great potential for conversion or extension
Hallway, WC
4.5 m² shower room
11 m² laundry room
Second 28 m² living room with access to the veranda
Bright 20.5 m² veranda

First floor:
7 m² landing
21 m² master bedroom with 4 m² dressing room
Two bedrooms measuring 15.5 m² and 14.5 m², one with en-suite shower room
4.2 m² bathroom
Separate WC

Double-glazed PVC windows (in part), central heating with pellet boiler, individual sanitation.

Outbuildings and facilities – Approximately 350...