

Historic Coach house to renovate with character features, many outbuildings, water source and fenced land

EXCLUSIVE



INFORMATION

Town:	Ébréon
Department:	Charente
Bed:	0
Bath:	1
Floor:	400 m ²
Plot Size:	8000 m ²

IN BRIEF

For lovers of historic stone buildings, this is a rare opportunity to renovate from scratch, a magnificent Coach house with outbuildings. The hamlet is in a tranquil location away from it all but only 2kms from Tusson, a famous historic village with artistic and local culinary interest. The lovely market town of Aigre is barely 6kms away. Only minutes from the Charente Maritime and 80kms from the coast.

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 unique opportunity in the heart of the Charente countryside is not for the feint hearted but will offer you a real chance to develop something special as a grand design home or business opportunity.

There is a grand entrance hall with original 18th C pebble stone floor 'coeurs de demoiselles' 23m² with massive original oak staircase to first floor and attic.

Either side of the entrance hall, there are 2 very large rooms (46m² and 58m²) with original stone fireplaces - one said to date from Louis 14th. The largest of the rooms again boasts the original 'coeurs de desmoiselles' floor.

Parlour 36m² with original fireplace and stone features in the wall

Kitchen 31m² leading through to back storage room 40m² where there is a WC and Shower room with door to back garden

Above the kitchen, accessed by staircase is a bedroom

First Floor

Landing 15m² which leads to

Bedroom 46m² above the Louis IV Salon

Bedroom 50m²

Bedroom 30m² in turn leading back to the Bedroom above the kitchen

Outside

There is a fabulous park style garden with mature trees and water source with incredibly clear water. There is a pigeonier which could be transformed into romantic guest accommodation with its own private entrance.

WARNING - Everything here is to do!!

This is not just a purchase of a historic building to do up - your budget and courage needs to stand a

LOCAL TAXES

Taxe foncière: 723 EUR

Taxe habitation: EUR

NOTES