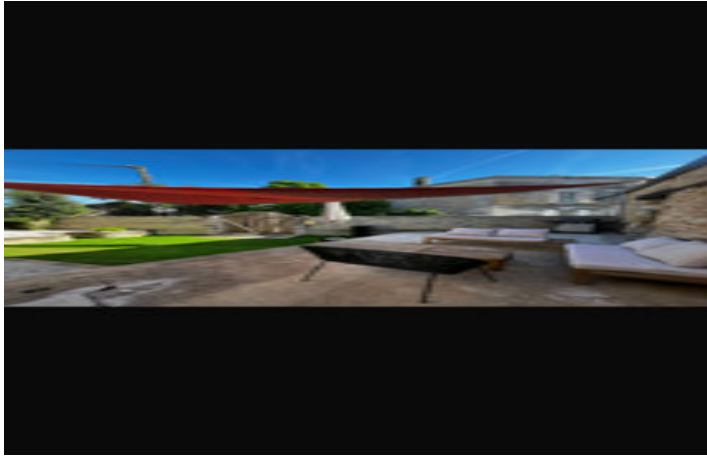


Spacious renovated village house, with potential for development, barn and courtyard. Amenities closeby.



INFORMATION

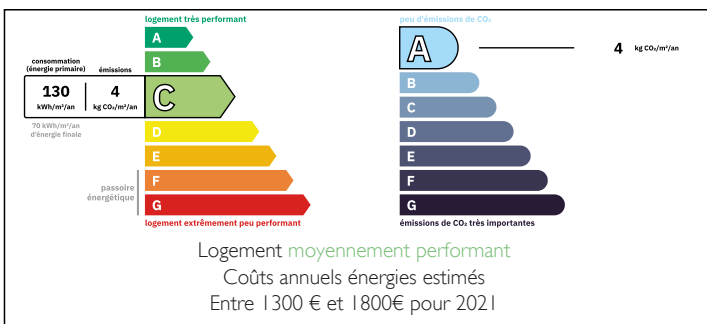
Town:	Châteauneuf-sur-Charente
Department:	Charente
Bed:	3
Bath:	2
Floor:	155 m ²
Plot Size:	60 m ²

IN BRIEF

Stone property (155m²) with nice, bright living area, three bedrooms (including a master suite), and a large adjoining barn (80m²). Opportunities for expansion with numerous other convertible areas. In front of the house, there is a courtyard (about 60m²) with a large terrace. Ideally located in the village, with some amenities within walking distance.



ENERGY - DPE



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

Located in the village, this old bakery shop will charm you with its original features preserved throughout its renovation.

The house consists of, on the ground floor:

- Living room 30 m²
- Dining room / Kitchen with wood stove: 38 m²
- Entrance / Office: 11 m²
- Laundry / WC: 4 m²
- Garage 21 m²
- Rooms to be developed (former bread ovens) approximately 60 m²

Upstairs:

- BEDROOM: 13 m²
- BEDROOM: 9 m²
- WC
- BATHROOM 6 m²
- Attics to be converted: 90 m²

Converted attic:

- a spacious EN-SUITE including a BEDROOM area, a SHOWER area, and an office space

At the front of the house, fully walled: a pleasant terrace and courtyard of about 60 m² (Non-binding virtual layout proposal in the third photo)

Some shops nearby (grocery store, restaurant, beauty salon, etc.), only 9 km from CHATEAUNEUF for all amenities, and 23 km from Angoulême.

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

LOCAL TAXES

Taxe foncière:	1300 EUR
Taxe habitation:	EUR

NOTES