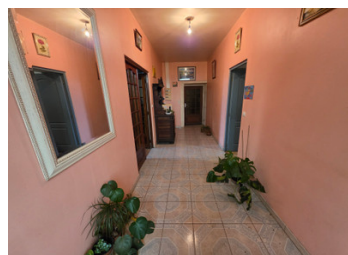


Agricultural property in Alloue with a 4-room house and 31.27 hectares of land, woodland, and outbuildings



## INFORMATION

Town:	Alloue
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	319173 m2

## IN BRIEF

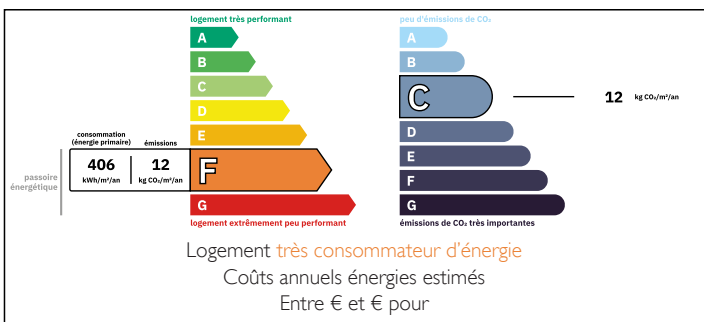
Located in a quiet and unspoilt rural setting, this agricultural property offers 31 hectares of strong, healthy, good-quality land, currently farmed organically.

The property includes a character farmhouse, formerly a small château, of approximately 125 sqm to renovate, with an attic suitable for conversion and a vaulted cellar, offering excellent potential after renovation.

Several agricultural buildings complete the property, including a barn, hangar, sheepfold and outbuildings, allowing for immediate use or future development of the project.

A rare opportunity, ideal for a sustainable farming project, a new agricultural venture, a career change, or a lifestyle project rooted in the land.

## 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 a peaceful and unspoilt rural setting, this agricultural property offers 31 hectares of high-quality farmland, including meadows, woodland, and outbuildings, currently operated under organic farming.

The main house, a former small château of approximately 125 m<sup>2</sup>, is in need of full renovation and offers great potential for customization. The ground floor comprises a kitchen-dining room with a wood-burning stove, a living room, and a bathroom. Upstairs, there are three bedrooms and a landing in need of renovation. The 166 m<sup>2</sup> attic can also be converted to create additional living space. A vaulted stone cellar adds to the property's historic charm.

The estate is further enhanced by numerous agricultural outbuildings: barn, hangar, sheepfold, workshop, bread oven, former pigsty, and a separate building across the road, ideal for storage or livestock.

This property is a rare opportunity to establish a farming activity, develop an organic project, or simply enjoy an authentic lifestyle close to nature.

Heating: Wood stove and fireplace. Electric heating.  
Sanitation: Septic tank (not compliant but existing).  
Roof: No leaks. The house is in fairly good condition.  
The barns need some renovation.

Land: Very healthy soil, mostly flat with some gentle slopes. Includes some woodland plots.

Window simple glazed except 2 rooms in double glazed.

-----

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