LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45019REC16 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Near Chalais, a detached farmhouse to renovate, with adjoining barn and a pleasant 626 m garden.

EXCLUSIVE















INFORMATION

Town:	Chalais
Department:	Charente
Bed:	2
Bath:	0
Floor:	80 m2
Plot Size:	626 m2

IN BRIEF

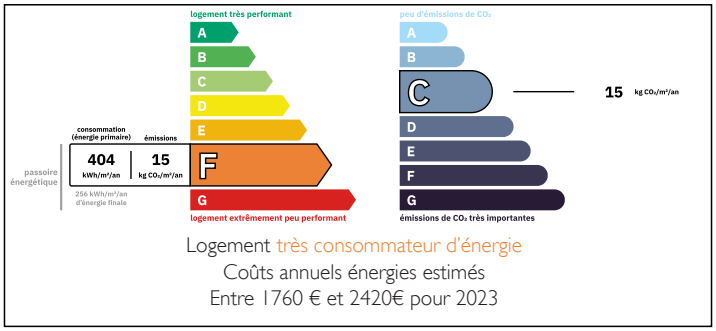
This old farmhouse with an adjoining barn is set in the countryside, just 2 kilometres from the centre of Chalais and all amenities. The property enjoys a peaceful setting at the end of a quiet lane, with footpaths leading across the fields and woods nearby.

Currently used as a holiday home, the farmhouse has already benefited from major works, including new roofs and updated electrics, although the renovation project still needs to be completed. The single-storey accommodation offers a living room with fireplace and wood-burning stove, two bedrooms, a kitchen and a utility room, providing approximately 80 sqm of living space, with further potential for extension into the beautiful adjoining barn or the attic above.

The property has single-glazed wooden windows, while the kitchen and bathroom facilities remain to be installed. Insulation and drainage works should also be planned, offering the opportunity to create your own charming Charentaise home.

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ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1760 € et 2420€ pour 2023

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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NOTES

DESCRIPTION

Nestled in a peaceful and green setting at the end of a quiet lane, this charming former farmhouse with its adjoining barn will appeal to lovers of nature and authenticity. Located just 2 kilometres from the centre of Chalais and all amenities, the property also benefits from footpaths directly accessible from the house.

Currently used as a holiday home, this traditional Charentaise property has already undergone important structural improvements, including a new roof and updated electrical installation, leaving future owners the opportunity to complete the renovation project according to their own taste and lifestyle.

The single-storey living accommodation currently offers approximately 80 sqm and comprises a cosy 28m² living room with fireplace and wood-burning stove, two bedrooms each approximately.14m², a 12m² kitchen with a door leading out into the garden and a 12m² utility room. The existing volumes still offer excellent potential for extension thanks to the beautiful adjoining barn and the attic above, allowing for the creation of substantial additional living space.

A real hidden gem is the additional 16 sqm room with its own discreet exterior access, which could easily be connected internally to the main house.

Outside, the garden provides a peaceful setting to fully enjoy the surrounding countryside and the charm of this unspoilt rural environment with views across the valley.

The property is fitted with single-glazed wooden windows, while the kitchen and bathroom facilities remain to be completed. Insulation and drainage works are also required, offering the perfect opportunity to create your own characterful Charentaise...