

## Character Property to Renovate -3 bedrooms, with Outbuildings – Chassiecq

EXCLUSIVE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Chassiecq |
| Department: | Charente  |
| Bed:        | 3         |
| Bath:       | 1         |
| Floor:      | 103 m2    |
| Plot Size:  | 1000 m2   |

## IN BRIEF

Character Property to Renovate with Outbuildings and Land – Chassiecq

Looking for a renovation project full of potential? Set in the peaceful village of Chassiecq, this charming period property offers a wonderful opportunity to create a home tailored to your vision.

Set on approximately 1,000 m<sup>2</sup> of land, the property comprises a three-bedroom house, an adjoining wing offering excellent scope for extension or conversion, together with several outbuildings.

The entire property requires complete renovation, making it an ideal project for those wishing to restore a character home, create additional living space, develop a gîte or holiday accommodation, or invest in a property with great potential (subject to the necessary permissions).

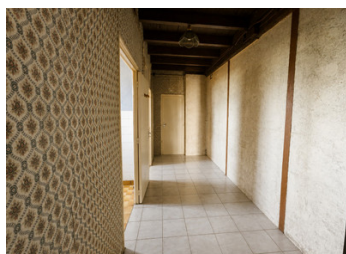


## ENERGY - DPE

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

The property comprises:

- Ground Floor
- Entrance hall: 14.51 m<sup>2</sup>
- Kitchen: 19.05 m<sup>2</sup>
- Dining room with decorative ceiling mouldings and fireplace: 22.92 m<sup>2</sup>
- Living room: 18.00 m<sup>2</sup>
- Hallway (11.60 m<sup>2</sup>) leading to:
- Bathroom: 6.42 m<sup>2</sup>
- Separate WC: 2.45 m<sup>2</sup>

First Floor

- Bedroom 1: 18.19 m<sup>2</sup>
- Bedroom 2: 13.79 m<sup>2</sup>
- Bedroom 3: 13.94 m<sup>2</sup>

Attic: 40 m<sup>2</sup>

Outside

Approximately 1,000 m<sup>2</sup> of garden.  
Adjoining former dwelling requiring complete renovation.

Double open-fronted barn.

Additional Information

Wood-burning heating with a wood-burning stove and an open fireplace.

The roof is in its original condition.

The roof structure (timber frame) was replaced approximately 8 years ago.

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

## NOTES