

Property in the countryside

EXCLUSIVE



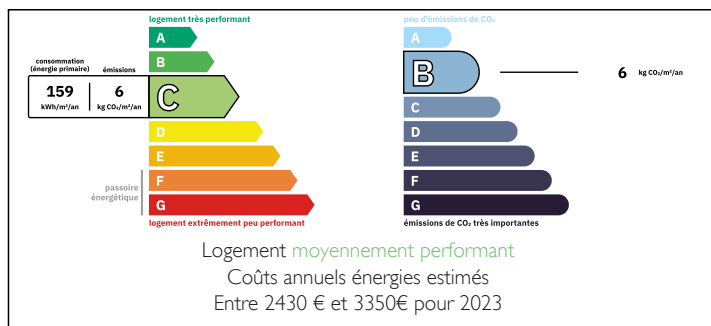
INFORMATION

Town:	Berneuil
Department:	Charente
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	8884 m2

IN BRIEF

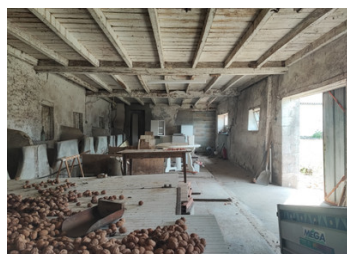
Property in the countryside, consisting of a main house, a cottage, a house to renovate, a very large barn, sheds with stunning views of the village on a plot of 8884 m².

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

A charming hamlet nestled in the countryside, comprising a residence measuring 168 square meters with three bedrooms, a dining area, a kitchen, a bathroom, a toilet, a storage space, and a veranda.

A part cottage with 2 bedrooms, a kitchen, a bathroom toilet. A residence measuring over 130 square meters waiting for renovation, in good structural condition with available land, a barn measuring 677 square meters in excellent condition and offering significant potential, along with several storage sheds.

The dwelling house is equipped with a heat pump, double glazing and air conditioning. 8km from Brossac and 12km from Barbezieux, school group with pick-up.

Possibility of plot division, well with lifting pump that fully supplies the house.

Great potential for a gite project.

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

LOCAL TAXES

Taxe foncière: 230 EUR

NOTES