LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48080TSM16 Price: 205 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

Renovated 4-bed farmhouse with large barns, 2.5ha, studio/business potential and horse pasture - St Christophe

INFORMATION

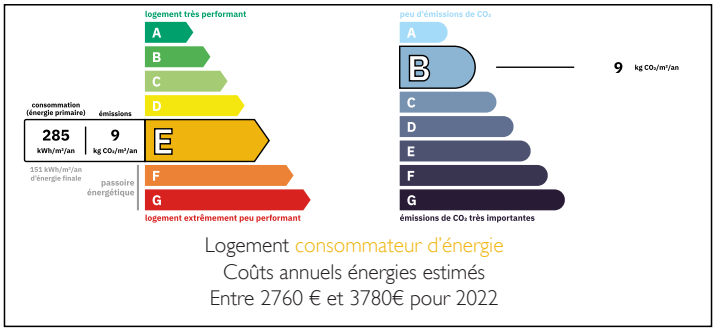
Town:	Saint-Christophe
Department:	Charente
Bed:	4
Bath:	2
Floor:	206 m2
Plot Size:	24349 m2

IN BRIEF

Set in a peaceful countryside location around 3 km from Saint-Christophe, this attractive renovated farmhouse offers generous living accommodation, substantial outbuildings and approximately 2.4 hectares of land.

The property retains plenty of traditional character, including exposed stone and timbers, tiled floors and a large wood-burning stove. With four bedrooms, two shower rooms, ground-floor accommodation and a highly versatile 55 m² additional space, it would suit a permanent home, countryside retreat or buyer looking for home-working or business possibilities.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2760 € et 3780€ pour 2022

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.

LOCAL TAXES

Taxe foncière:	**1005 EUR**

NOTES

DESCRIPTION

Ground floor:

The house is entered through a large glazed entrance room of approximately 55 m². This impressive and flexible space could be incorporated into the main habitable accommodation, or alternatively used as a studio, office, workshop or business area. It also benefits from a useful mezzanine and a separate utility room of approximately 6.2 m².

The main living/dining room measures approximately 41 m² and features tiled flooring, a large wood-burning stove and plenty of character. A beautiful oak staircase leads to the first floor.

The kitchen measures approximately 20 m² and is fitted with an electric oven and hob, dishwasher and double sink.

A hall of approximately 2.6 m² leads to:

Bedroom 1 – approximately 14.7 m², a good-sized double bedroom with tiled flooring and double aspect.

Shower room – approximately 6.5 m² with shower, WC, wash basin and heated towel rail.

First floor:

Landing – approximately 5.2 m²

Bedroom 2 – approximately 20.2 m² a spacious double-aspect bedroom.

Bedroom 3 – approximately 13.3 m² with built-in wardrobe.

Bedroom 4 – approximately 13.2 m² with built-in wardrobe.

Shower room – approximately 4.7 m² with shower, wash basin and heated towel rail.

Separate WC – approximately 1.3 m²

OUTBUILDINGS:

The property benefits from substantial attached barns of approximately 260 m², with a large hayloft/mezzanine above of approximately 170 m².

These buildings offer excellent storage and workshop space, with plenty of room for garaging and the possibility of creating stables.

There is also an old stone pigsty requiring