LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48194CRF16 Price: 49 600 EUR

agency fees to be paid by the seller

Rare. Detached 1862 Stone house and derelict barn to fully renovate; CU permit; in 4036m2 idyllic plot.















INFORMATION

Town:	Édon
Department:	Charente
Bed:	0
Bath:	0
Floor:	140 m2
Plot Size:	4036 m2

IN BRIEF

Accessed via a leafy lane through the woods, the detached stone property and derelict barn are nestled within a plot of 4036m2, surrounded by countryside with uninterrupted rural views.

The stone property of approximately 140 m2 is for total renovation, including the total roof replacement. Water and electricity are 30 metres nearby, but require connection. There is a fosse septique tank that also requires connection. The property has double glazed window and door units, and the first floor has some carpentery already in place demarking 3 upstairs bedrooms.

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.

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DESCRIPTION

Built in 1862, the stone property has a derelict attached barn for development.(see photo) Both the house and barn are on the deeds/plan. There is further potential for garaging, and a swimming pool, if required.

The vast majority of these types of property have now been bought and developed, and this offers an opportunity to secure one, for renovation now, or for renovation in the future.

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

LOCAL TAXES

Taxe foncière: **348 EUR**

NOTES