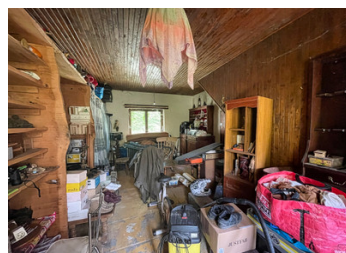


Renovation project. 4/5 bedroom stone house with a small adjoining house, hangar and barn. Set on 1,2 ha



INFORMATION

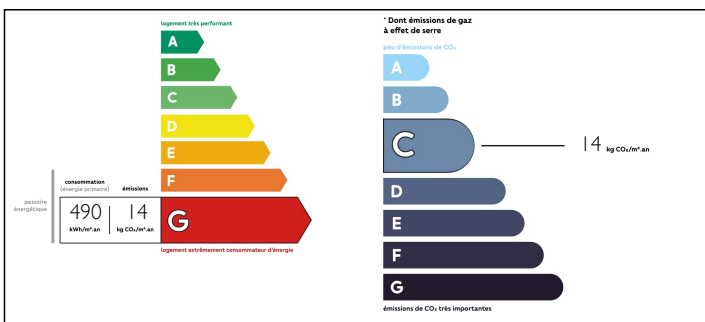
Town:	Confolens
Department:	Charente
Bed:	5
Bath:	0
Floor:	230 m2
Plot Size:	12565 m2



IN BRIEF

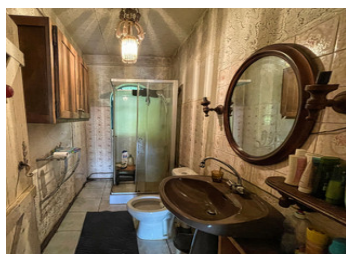
Peaceful surroundings for this ensemble which offers great potential to create a substantial family home with a second adjoining little house which could be converted into a gite or granny annexe. Completing this ensemble is an adjoining hangar (375 m²) and an independent barn (112 m²) Located in a peaceful rural hamlet only 3.9 km from the village of Lessac (local shop, bar and restaurant) and 12km from the medieval town of Confolens. The airports of Poitiers and Limoges are both approximately 1 hour away, making this an ideal location.

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

The main house is more or less habitable, but is in need of extensive renovation and modernisation. The roof needs to be replaced, the electrics totally rewired, there is no double glazing and the septic tank is not up to the required standard. It offers 186 m² of living space spanning over 2 floors. The ground floor comprises a large entrance (19 m²), kitchen (38 m²) with wood burning stove, living/dining room (27 m²) with an open fireplace, two bedrooms (11 m²) and (10 m²) and a shower room (3.6 m²). The first floor comprises 3 bedrooms (12 m²)(12 m²) (41 m²) and a bathroom (4.5 m²)

The adjoining little house comprises 2 rooms with a total of 44 m² of habitable space. It requires a complete renovation and is not habitable in its present state.

LOCAL TAXES

Taxe foncière: 537 EUR

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

NOTES