

Lovely two bedroom stone cottage to renovate with large attached garden and spacious outbuildings



INFORMATION

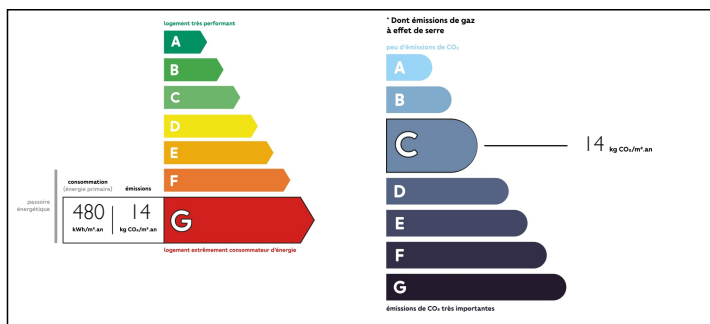
Town:	Le Bouchage
Department:	Charente
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	3170 m ²



IN BRIEF

This beautiful old house is located in a peaceful location with lovely views, approximately 7 km from the village of Champagne-Mouton with all its amenities. The house itself is filled with charm but requires a complete renovation, including sanitation and roofing. It is ideal for creating your dream home. The property offers spacious and well-maintained outbuildings, as well as a large adjoining plot of land that could be used for creating a vegetable garden, for example.

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 property in more detail ...

THE HOUSE :

- Kitchen : 13,07 m².
- Living room : 16,58 m²
- Bedroom 1 : 12,46 m²
- Bedroom 2 : 9,53 m²
- Bathroom : 2,75 m² with bath and sink
- WC : 1,24 m²

Attic above. Accessible with a ladder from outside, low beams

OUTSIDE

- Cellar : 20 m²
- Storeroom : 16,30 m²
- Garage : 22 m²
- Barn : 50m².
- A large adjoining plot of land with nice view

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

NOTES