

Large stone house to update in peaceful setting. Huge potential plus outbuildings. 10 mins to Charroux.



INFORMATION

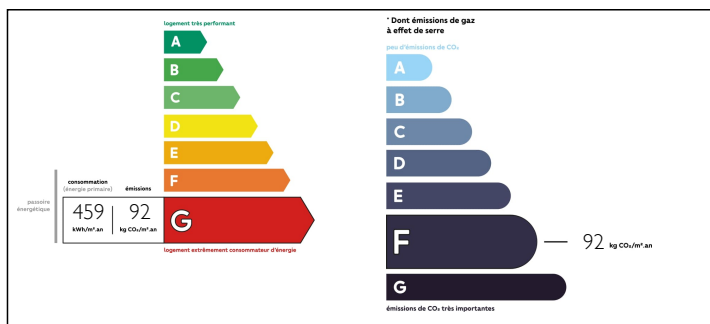
Town:	Chatain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1300 m2



IN BRIEF

This character property in a quiet location within 15 minutes of Charroux and Civray offers plenty of space and a super setting, but requires some updating. Once the hamlet's maison de maitre (master's house) complete with impressive exterior stone steps, farm buildings and workers' cottages, the original property has since been divided, but plenty remains, offering you great opportunities for expansion, subject to planning. The ground floor is a mix of rooms, most of which will require updating to some degree. Upstairs there's a large attic with a ceiling height of over 2 metres offering an additional 80m² for extra bedrooms/bathrooms etc, and super views over the peaceful countryside. To the rear of the property, there's a garden, partly enclosed by stone walls. The location is not far from the attractive towns of Charroux and Civray and is 25 minutes from Confolens with Limoges airport just a 1 hour, 15 minute...

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

GROUND FLOOR :

Entrance hall; 14,70m² .

Living room: 20,28m² (20,28m²)

Bedroom 1: 11,80m² with wooden floor in good condition.

Unfitted kitchen: 20,70m².

Corridor: 8 m².

Bedroom 2: 13,85m²

Bedroom 3: 13,66m²

Bathroom: 2,45m² (to be fully renovated)

Bathroom with bath tub: 4,63m² (to be renovated)

WC: 2,34m² (to be renovated)

FIRST FLOOR :

A large attic with a ceiling height of more than 2 metres offering renovation possibilities of more than 80m² for additional bedrooms/bathrooms etc.

EXTERIOR :

Various outbuildings including a barn, stable and piggery.

Outbuilding with oil boiler (2018).

Outbuilding: 12,35m² used for storing tools

Outbuilding: 20m² (former stable for calves)

Outbuilding: 30m² (former worker's dwelling converted into a stable)

Porch (former pigsty)

Barn (150m²)

Wine cellar: 10,25m².

Former stable: 20m².

A garden containing a 30m³ water tank.

The property's drainage needs updating.

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

NOTES