

House, 5 bedrooms, outbuildings, large plot of land, close to amenities. In need of renovation

EXCLUSIVE



INFORMATION

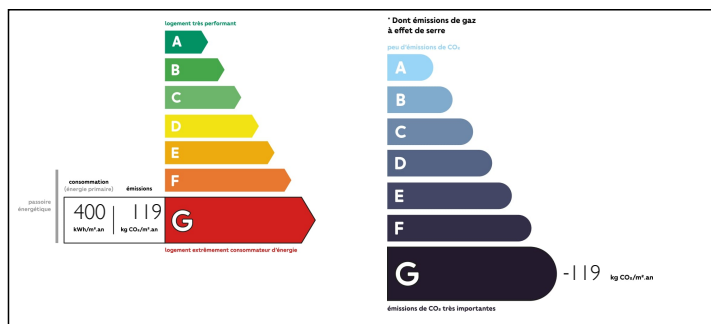
Town:	Luxé
Department:	Charente
Bed:	5
Bath:	1
Floor:	165 m2
Plot Size:	8300 m2

IN BRIEF

This spacious house, which requires renovation, is waiting for you to bring it back to life. It is conveniently located just a few minutes away from all amenities. It is not overlooked and comes with a drilling pump and a well for watering.



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.



LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

DESCRIPTION

Ground floor:

A welcoming 7.35m² entrance hall.
A bright kitchen of 16.10m².
A practical storeroom of 4.50m².
A cosy lounge of 16.20m².
A spacious 21.30m² dining room.
A harmonious hallway measuring 7.20m².
A charming master bedroom measuring 9.35m².
An elegant 2.20m² WC.

First floor:

A landing of 12.25m².
A majestic master bedroom of 23.00m².
Two further bedrooms of 17.25m² and 20.60m² respectively.
A multi-purpose room of 9.90m².

Basement:

A spacious hallway of 13.25m².
Three multi-purpose rooms of 11.55m², 9.34m² and 12.90m².
A tidy boiler room of 9.65m².
A 15.80m² creative workshop.

Exterior:

A main garage of 58m².
A secondary garage of 38m².
Hutches and pigsties for a bucolic touch.
A vast wooded park of more than 8,000m², offering a peaceful and enchanting setting.
This home is an elegant fusion of practicality and refinement, offering carefully designed interior space and an enchanting exterior, perfect for comfortable, serene living.

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