

Detached 3 bedroom character farmhouse with lovely views. Close to amenities.

EXCLUSIVE



INFORMATION

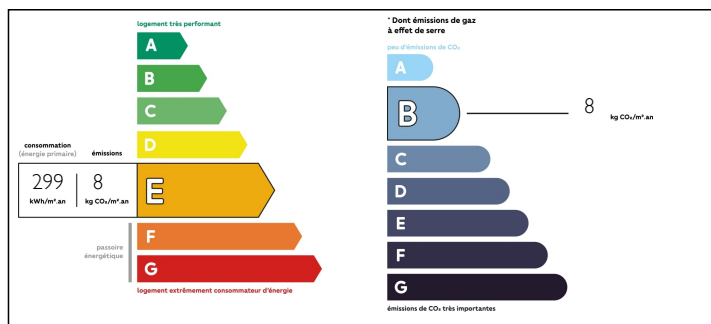
Town:	Léoville
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	2846 m2

IN BRIEF

This character stone farmhouse is ideally located in a peaceful setting within walking distance of the village of Léoville in the Charente Maritime. There are 3 good sized bedrooms, a large open plan kitchen/dining room and a cosy sitting room. Although the interior is in need of redecoration and renovation the structure is sound and the roof was redone in 2021. The house is ideally located in a peaceful setting within walking distance to the attractive, lively village of Léoville, with a bar/ restaurant/ épicerie open all year and a popular summer pop-up restaurant in the park and boulangerie. Jonzac (12km), Montendre (15km) and Barbezieux (23km). 20 km to A10 motorway to Paris or Bordeaux, 45 minutes to Angoulême and the TGV to Paris, 1 hour to Bordeaux airport, 1 hour to Royan and the Atlantic coast.

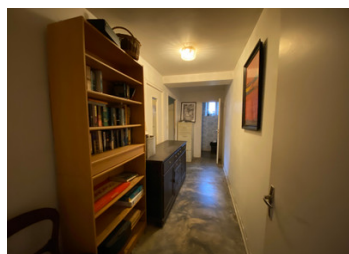


ENERGY - DPE



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
- Kitchen/ dining room (30m²)
- Living room with fireplace (20 m²)
- 3 bedrooms (11 m², 12 m² and 8 m²)
- Shower room with shower, basin and WC

First floor

- Full height attic space to be renovated (87m²)

Outside

- Attached garage/ barn 140m² to be renovated
- Workshop, storeroom and shed

Heating via wood-burning ESSE stove in the kitchen and fire in living room, sewerage via septic tank, double glazed windows throughout

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

NOTES