

Farm house with four/five bedrooms, outbuildings and magnificent view in the centre of a village.



INFORMATION

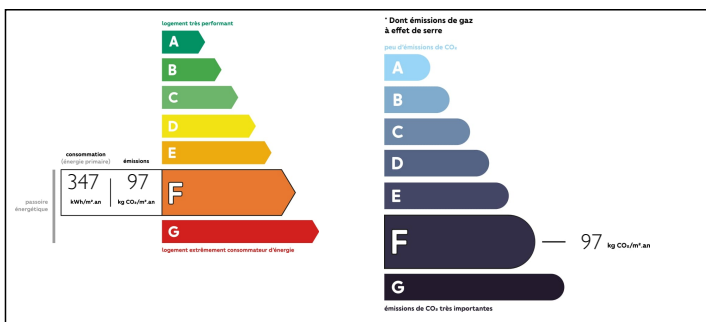
| | |
|-------------|----------|
| Town: | Bellon |
| Department: | Charente |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 133 m2 |
| Plot Size: | 6613 m2 |

IN BRIEF

Farmhouse, with enormous potential. 5 bedrooms on the ground floor and two bathrooms. Two large garages and two large, useful rooms in the basement. Numerous outbuildings; workshop, henhouse and a large room that can be converted into a gite, as well as a large garden with multiple fruit trees and beautiful views of the surrounding countryside. The neighborhood includes a church and a farm.

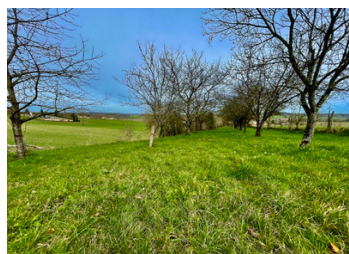


ENERGY - DPE



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

Entrance of 5m² which leads on one side to the 21m² double exposure kitchen
Double exposure living room of 27.50m² with fireplace

Corridor 7.35m²

Bedroom 3 14.60m² with built-in wardrobe

Bedroom 4 14.50m² with built-in wardrobe

Bedroom 5 10.76m².

Shower room 4.35m² Shower, sink, window.

Toilet 2m² Window.

And on the other side,

Bedroom 1 - 13.75m² with sink

Bedroom 2 - 12.25m² with shower, sink and toilet.

And the staircase that goes down to the cellars and garage

Cellar 1 - 29.63m² with a window

Cellar 2 - 24.08m² with window and sink (hot and cold water)

Double garage - 65.50m² Two overhead garage doors, and door to rear garden, door to courtyard in front of the house 6 windows..

The outbuildings in the courtyard include 4 rooms on garden level

1 - 7.75m² with window.

2 - 7.80m² with window

3 - 8.10m² with window

4 - 20m²

Above (exterior access with stone steps) there is a workshop of 16m² and a large room with fine wooden beams - 33.20m²

The waste water system needs attention as well as part of the roof.

The heating is oil fired and the windows are doubled on the inside.

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

NOTES