

Renovation project, barn with two small houses either side, hangar, bread oven, well, courtyard & small garden



INFORMATION

Town:	Lésignac-Durand
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	415 m2

IN BRIEF

A complete renovation project. Situated in a quiet hamlet just 4kms from the village of Lesignac Durand with shop, bar / restaurant and the Lake De Mas Chabin.



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: 500 EUR

DESCRIPTION

The property which is set back from the country lane comprises: Large barn of 140m², to either side of the barn is a house, the one house with courtyard in front: Main room 15m², just off this is another room 8m² which has a bread oven and at the back there is another room with old parquet style floor 22.5m², there is attic space above to make further accomadation. Second house with garden in front has entry room of 19m² a brick floor, fireplace and a second room 17m², there is the remains of an old stair and two rooms above, on the side of the property on a rural lane is another old dwelling in ruin with an entry room of 26m², original stone sink and part of a stair case to an attic room above, next to this is another smaller barn of 40m². To the front of the property is a open fronted hangar for 3 vehicles.

15 minutes to Chasseneuil Sur Bonnieure & Roumazieres Loubert with supermarkets.

45 minutes to Angouleme City (TGV link).

40 minutes to Limoges airport.

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

NOTES