

"UNDER OFFER" Lovely stone farm house with large barn, double stables, with 6600m2 of land.

EXCLUSIVE



INFORMATION

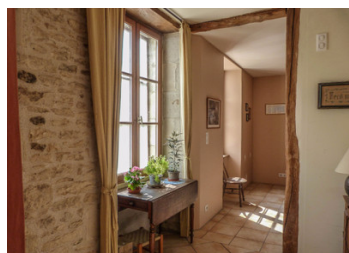
Town:	Alloue
Department:	Charente
Bed:	2
Bath:	1
Floor:	101 m2
Plot Size:	6640 m2

IN BRIEF

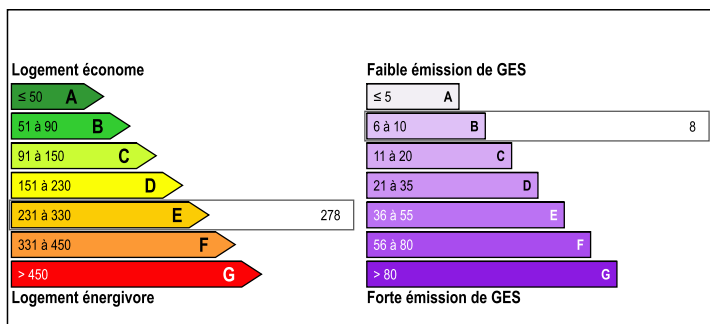
Amongst the lovely north Charente meadows, where peace and tranquillity reign, stands this beautiful partially renovated farm house. Currently the house has two bedrooms on the ground floor, but has an immense first level where you could easily fit three more.

The house benefits from double glazing, a new roof (approx. 2007) and a conforming septic tank (Subject to a control).

The property includes two stables and a good sized paddocks, perfect for a horse.



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:	840 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

GROUND FLOOR :

- Living room with beautiful stone walls, exposed beams and Charentaise fireplace : 36m²
- Bedroom 1 : 11m² This is a temporary room with stud walls, once the first floor is finished they can easily be taken down to make an even bigger living area.
- Large kitchen with plenty of room for a table : 18m²
- Bedroom 2 with sink in the corner : 12.5m²
- Cloakroom
- Large utility room with a shower : 13.5 this room could easily be divided to make a proper downstairs bathroom.

FIRST FLOOR :

Yet to be finished, the first floor provides a massive area of 70m² to be divided into bedrooms and a bathroom. The electricity and insulation have already been installed as well as water pipes and evacuation. Here again there are beautiful exposed beams.

OUTSIDE :

The house faces its garden and land with no over look, the only other house in the hamlet is to the rear of the property and not visible from any part of the garden. You will find a number of beautifully sented rose bushes, a veggie patch and a number of shaded areas with an outlook on the surrounding paddocks and countryside.

Outbuildings include :

- A large attached barn, the roof needs some attention : 125m²
- 2 stables with an electricity connection : 46m²
- Small out building : 45m²

AREA :

The hamlet is around 5 km from the closest village with a boulangerie, a small bar and post office. A larger village with...