



Ref: A18255PBE16

Price: 149 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (136 698 EUR without fees)

#### Large detached stone house with outbuildings and approximately 15000 m of land near Angoulême



# INFORMATION

Town: Vindelle

Department: Charente

Bed: 3

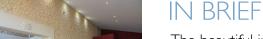
2 Bath:

Floor: 230 m2

Plot Size: 15089 m<sup>2</sup>







The beautiful iron gates open up to the courtyard in front of the large stone house. The main house has been partially renovated, but the renovation works need finishing off and the property has been empty for a while.





The land is all attached and surrounds the property. The land would be suitable for horses.

Please note that this property is located on a

There's a bus stop in walking distance.





**FNFRGY - DPF** 

DPF blank.

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.





Ref: A18255PBE16

Price: 149 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (136 698 EUR without fees)





**EUR** 

### LOCAL TAXES

Taxe habitation:

## **NOTES**

### DESCRIPTION

The property in further detail:

The ground floor:

Salon (40 m2) with beautiful open fireplace Kitchen (14 m2)

Living room (46 m2) with big opening towards the kitchen and an old cuve in the corner.

Bedroom (20 m2)

Shower room (5 m2) and dressing (5 m2) Hallway (14 m2) with staircase to the first floor Entrance into a big barn attached to the house. The barn is currently divided into several rooms, the toal surface covers approximately 110 m2.

The first floor:

This floor is halfway through the renovations and needs finishing off.

Mezzanine area (12 m2) looking out over the kitchen

2 Bedrooms (24 and 28 m2)

Bathroom (7 m2) all connections are in situ, but everneeds installing

Utility room (8 m2)

Second floor:

Attic space of approximately 85 m2, good height to create more bedrooms,

The main house benefits from double glazed PVC windows.

Outbuildings:

Open fronted barn (165 m2) with metal roof

Tower (26 m2) with slate roof in need of renovation

Tower (25 m2) with slate roof in need of renovation

Garage (34 m2)

-----

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr