

Stone property with house, numerous outbuildings, and pretty land with orchard.



## INFORMATION

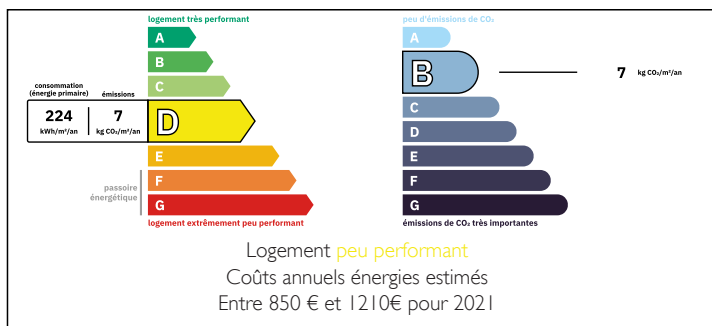
|             |          |
|-------------|----------|
| Town:       | Grassac  |
| Department: | Charente |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 75 m2    |
| Plot Size:  | 6000 m2  |

## IN BRIEF

Located in a very quiet hamlet, this property offers a single-storey house with living room and two bedrooms of approximately 75m2, attached and detached barns, small house to renovate, all on land of approximately 6500m2, with a well and many fruit trees.

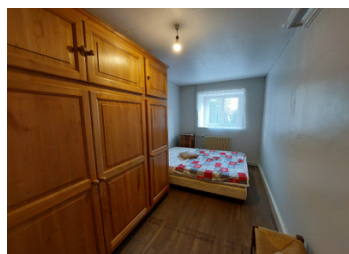


## ENERGY - DPE



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

The house offers:

▣ a LIVING ROOM / KITCHEN of 31m<sup>2</sup>

▣ a BEDROOM of 9.5m<sup>2</sup>

▣ a BEDROOM (with water point/wc) of 26m<sup>2</sup>

▣ a BATHROOM / WC (5.5m<sup>2</sup>)

▣ a BOILER ROOM (18m<sup>2</sup>)

Adjoining the house is a barn of 40m<sup>2</sup> as well as a small house to renovate of 25m<sup>2</sup> on the ground and a car port of 18m<sup>2</sup>.

Opposite the house are another barn of 65m<sup>2</sup> as well as a summer kitchen room of 47m<sup>2</sup>.

A pleasant plot of land of approximately 6000 m<sup>2</sup> with trees and numerous fruit trees is located at the rear of the property.

A great opportunity in a quiet hamlet, 8 km from DIGNAC for all amenities and only 22 km from ANGOULEME.

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

## LOCAL TAXES

**Taxe foncière:** 429 EUR

**Taxe habitation:** EUR

## NOTES