

BALZAC Property: 110 m house, 300 m former farmhouse, 4000 m of wooded land with planning permission.



## INFORMATION

Town:	Balzac
Department:	Charente
Bed:	4
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	4000 m <sup>2</sup>



## IN BRIEF

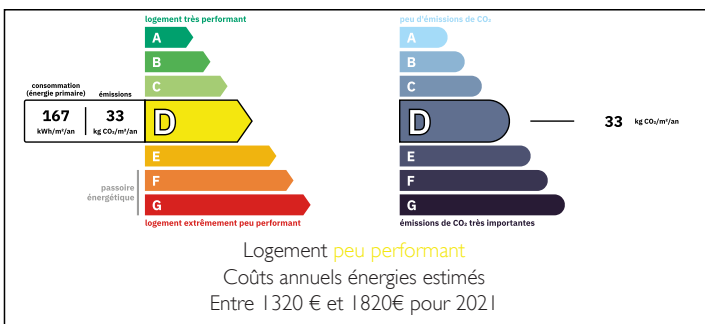
Huge potential for this real estate complex comprising several buildings.

- An existing living area with a 110m<sup>2</sup> bungalow to be refreshed and redesigned in terms of layout. A kitchen area is to be converted.

- A former farmhouse currently comprising a kitchen and living room on the first floor, two large rooms upstairs, a garage, a barn, a hangar and a stable.

With some work and investment, this property offers great possibilities: home, gîte, chambre d'hôtes, new construction, leisure space, vacation location.

## 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

Located in the commune of Balzac, 15 mins from Angoulême, close to the Vindelle water sports center and just a stone's throw from the Charente river, this property offers a number of attractive features.

A single-storey house of 110 m<sup>2</sup>, immediately habitable.

- 4 bedrooms
- 1 living room
- 1 bathroom

A kitchen area to be created and refreshments to be provided.

Sanitation to be brought up to standard, estimate available.

A former farmhouse of approx. 300 m<sup>2</sup> to be completely rethought and renovated.

- kitchen
- living room
- two large spaces upstairs

Attached to this space are: a garage, a barn, a hangar and a stable. All need to be restored from floor to ceiling, including the roof structure and roofing (estimate available for roofing). However, it would be possible to completely rethink the space and knock down these buildings (estimate available) to gain easier access to the magnificent wooded plot of land with building potential and to carry out new projects.

Real potential for realizing your projects.

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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: 1000 EUR**

**Taxe habitation: EUR**

## NOTES