

SOLD 4 beds, 16th century farmhouse with beautiful gardens and numerous outbuildings, huge potential



INFORMATION

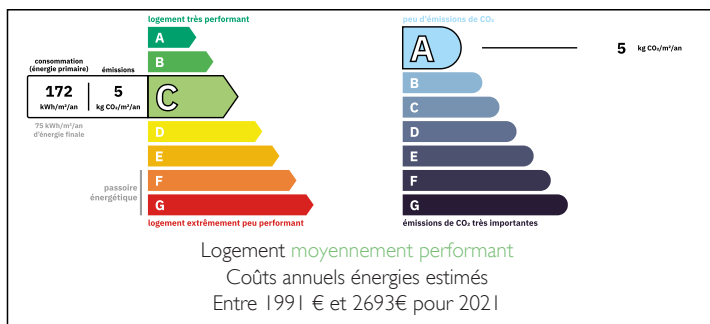
Town:	Barret
Department:	Charente
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	3349 m2

IN BRIEF

Beautiful 16th century renovated farmhouse in a cottage garden ideally situated just four kilometers from town. The house and outbuildings nest in greenery, making this property perfect to create gites or a tea garden.



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 main house has, on the ground floor a large (40m²) living area, 2 bedrooms (15 and 20m²), a kitchen (17m²) and a double sink shower room.

There is also a office, (complete with ancient distillery) a separate toilet and two different accesses to the garden. (Was used as doctors premises.)

On the upper floor there is a large (45m²) open plan bedroom and office space , with shower room and toilet.

There are three adjacent barns 90m², 50m² and 40m²) ripe for conversion.

The largest barn has a still which would make a wonderful backdrop for an entertaining area, and another barn already has pre planning permission for renovation.

There is a well in the yard under a covered area. The property will show all it's potential when visited.

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

LOCAL TAXES

Taxe foncière: 1224 EUR

Taxe habitation: EUR

NOTES