

Charming 3 bedroom hamlet property with an adjoining barn, garden, land + constructible plot.

EXCLUSIVE



INFORMATION

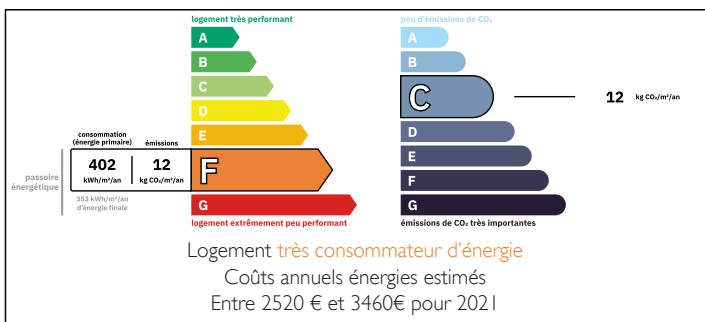
Town:	Oradour-Fanais
Department:	Charente
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	23000 m2

IN BRIEF

This deceptively spacious stone house, requiring a few finishing touches, briefly comprises an open plan living/dining room, kitchen, rear kitchen, bedroom with en suite shower room, WC and veranda. Upstairs 2 bedrooms and bathroom. It comes complete with an attached barn (90 m²) providing potential to create further living space. Set on 5,6 acres of adjoining land with various trees, a small pond and building plot. Suitable for horses or other animals with 2 horse boxes on the land and other animal pens in the barn.



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 a sleepy country setting, just 2 km from a small friendly village, with a local multi purpose shop/café/bar/petrol station. The larger town of Confolens is 20 km away, offering full amenities and services Limoges which has an International airport and links to the arterial A 20 road is an easy 45 minutes drive away (50 km)

The layout is as follows.

Ground floor.

Kitchen (12 m²)

Rear kitchen (10 m²)

Living room (28 m²)

Dining room (20 m²)

Bedroom 1 (17 m²)

En suite shower room (4,5 m²)

Veranda (36 m²)

First floor.

Bedroom 2 (13 m²)

Bedroom 3 (16 m²)

Bathroom (2 m²)

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

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