

## Charming Stone House with Large Barns to Renovate

EXCLUSIVE



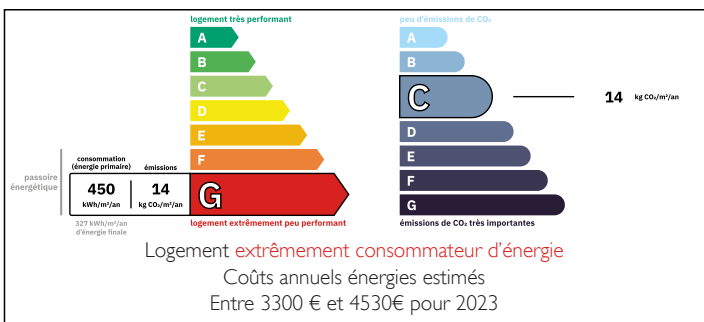
## INFORMATION

Town:	Ranville-Breuillaud
Department:	Charente
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	2094 m2

## IN BRIEF

Behind its traditional stone facade lies a blank canvas, offering ample potential for those with a vision to create a unique family home or a peaceful rural retreat. The main house, in need of complete renovation, features original stone walls, lending a sense of heritage and rustic charm that could be beautifully incorporated into a modern refurbishment.

## 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

At the front, a courtyard garden offers plenty of space for parking and to the rear, a substantial garden extends out, with mature trees providing natural shade and privacy, and open spaces ideal for relaxation or recreational activities.

One of the standout features of this property is its extensive outbuildings, including large stone barns with wooden beams, perfect for storage, a workshop, or even conversion (subject to planning permissions) into additional living quarters or holiday lets.

Kitchen: 33,5m<sup>2</sup>

Living room: 34m<sup>2</sup>

Entrance: 8m<sup>2</sup>

Bathroom with toilet: 8,5m<sup>2</sup>

Bedroom 1: 15,6m<sup>2</sup>

Bedroom2: 13,7m<sup>2</sup>

Estimated 200m<sup>2</sup> barn space

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES