

OFFER ACCEPTED Country house to renovate - 3 bedrooms, garden, 100m barn on the edge of the charming village

EXCLUSIVE



INFORMATION

Town:	Léoville
Department:	Charente-Maritime
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	1980 m2

IN BRIEF

Located in Léoville, in Charente-Maritime, this charming, characterful house offers a wonderful opportunity to renovate and create your living space according to your needs.

The ground floor consists of a kitchen with an open stone fireplace, a living room with beautiful terracotta tiles and a stone fireplace, an office/lounge, a bedroom, and a bathroom with a toilet. Adjoining it is a large 100m² barn where you can expand the living space.

Upstairs, accessible from the living room, there are two bedrooms with a dressing area.

All set on a 1980m² plot with beautiful views of the surrounding countryside.

A 10-minute walk from Léoville where you will find a grocery store, 10 minutes from Baignes, 15



ENERGY - DPE

DPE not required.

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

MORE PHOTOS AND FLOOR PLAN AVAILABLE ON REQUEST

GROUND FLOOR

Kitchen, parquet flooring - 33m²

Living room, terracotta tiled flooring - 32m²

Office/Lounge - 14m²

Bedroom 1 - 14m²

Bathroom - 6m² with bathtub, toilet, and sink

Barn - 102m² with a beautiful beam structure - 2 exterior accesses

FIRST FLOOR

Bedroom 2 with dressing area - 12m²

Bedroom 3 with dressing area - 13m²

Garden and land - 1980m²

LOCAL TAXES

Taxe foncière: **559 EUR**

TECHNICAL INFORMATION

Single glazing except for the living room and the two upstairs bedrooms

Septic tank

Not subject to DPE (Energy Performance Certificate)

Fiber optic available

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

NOTES