

Stone four bed farmhouse to renovate; Large barn, outbuildings and garden; near amenities.

EXCLUSIVE



INFORMATION

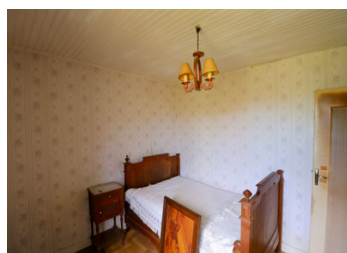
Town:	Montbron
Department:	Charente
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	3505 m2

IN BRIEF

Property located in a hamlet near the market town of Montbron in the eastern Charente.

Comprises a four bedroom stone farmhouse of 125m² habitable space to renovate with attached garden of 3500m², large barn of 340m² floor space and additional outbuildings totalling 155m².

Full amenities, including a gourmet restaurant, can be found in the nearby town of Montbron (



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

Property comprising a four bed stone farmhouse, large barn and numerous outbuildings, all set on a plot of 3500m².

The house could be lived in now however it should be considered as a renovation project. The habitable space is set on two levels and comprises:

On the ground floor:

Entrance hallway of 9.5m².

Kitchen of 23m².

Living room with open fireplace of 32m².

Two bedrooms of 9m² & 13.5m².

Lavatory of 1.5m².

On the first floor:

Two bedrooms of 9.5m² and 14.5m².

Attic with separate bathroom (72m²) that could be renovated to create extra living space.

The house has no central heating system, needs a new septic tank, electrical system and double glazed windows. The roof is not recent however it is in good condition.

Outside is an attached garden that is mainly lawn with a few trees. In front of the house and between the house and barn is a paved driveway that offers private parking for 4-5 cars.

A large barn of 340m² floor space is directly opposite the house and offers renovation potential, subject to relevant permission, or could be used for commercial purposes.

There are also a number of smaller outbuildings, totalling approximately 155m², attached to either the house or the barn and that could be used in any number of ways.

A great renovation project.

LOCAL TAXES

Taxe habitation: EUR

NOTES