

3 bedroom property with 3 barns/workshops , Large garden. 5 minutes from town centre.



INFORMATION

Town:	Étagnac
Department:	Charente
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	1800 m2

IN BRIEF

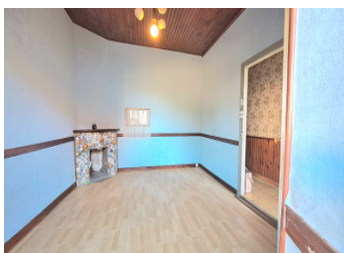
Charming Character Property with Great Potential

This spacious 104m² house set on 1,800m² of land offers plenty of potential for renovation. The property features a 49m² cellar, a 17m² conservatory, and several outbuildings totaling 110m², including barns and a garage.

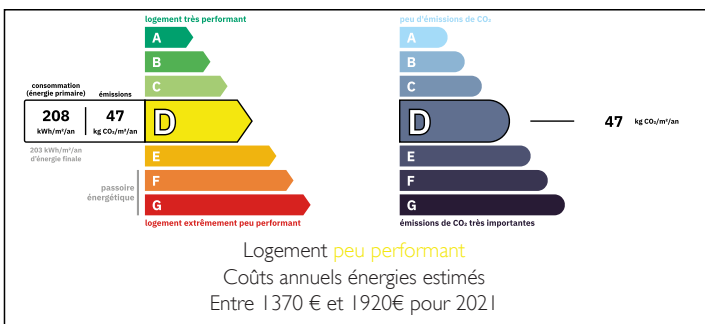
Inside, the home includes a comfortable lounge with fireplace and double glazing, a dining room with fireplace and double glazing, and a fitted kitchen. There is an escalator providing access to the first floor, and the home is equipped with oil-fired central heating (DPE rating: D).

Outside, you'll find a lovely front garden, perfect for enjoying the peaceful surroundings.

This property requires renovation to bring it up to modern standards but offers excellent scope to



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Character Property with Outbuildings and Scope for Renovation

Set on a generous plot with a courtyard of 170m², rear garden access, and several outbuildings, this spacious 3-bedroom home offers great potential to create a charming countryside residence.

The ground floor comprises a 24m² lounge with fireplace, a 12m² dining room, an 11m² fitted kitchen, and a 17m² conservatory. There is a 6m² bathroom with bath, upstairs and three bedrooms measuring 9m², 9m², and 14m².

Additional features include a 49m² cellar, garage, and a large workshop with traditional bread oven. The roof on both the house and barn was renewed just 5 years ago, and the property benefits from its own well.

While the property requires renovation throughout, it offers a solid structure, attractive features, and the opportunity to create a spacious family home or holiday retreat.

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