

Great project! A lovely old stone house needing complete renovation; attached garden; quiet hamlet.



INFORMATION

Town:	Roussines
Department:	Charente
Bed:	2
Bath:	0
Floor:	120 m2
Plot Size:	312 m2



IN BRIEF

A lovely old stone semi-detached property, requiring complete renovation, located in the center of a quiet hamlet in the commune of Roussines in the eastern Charente.



The house, not currently habitable, offers spacious rooms and attached small garden of 200m2 that can be easily maintained.



The building is separated into two houses with the main house offering a large open plan ground floor space with old bread oven, granite fireplace and stone sink. Also includes an adjoining smaller room and first floor bedroom with convertible attic.

The smaller house has an open space that currently reaches up to the roof and a large stone fireplace - it could be renovated to include a first floor and possibly used as guest accommodation.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A lovely old stone semi-detached property, requiring complete renovation, located in the center of a quiet hamlet in the commune of Roussines in the eastern Charente.

The house, not currently habitable, offers spacious rooms and attached small garden of 200m² that can be easily maintained.

The building is separated into two houses with the main house offering a large open plan ground floor space with old bread oven, granite fireplace and stone sink. Also includes an adjoining smaller room and first floor bedroom with convertible attic.

The smaller house has an open space that currently reaches up to the roof and a large stone fireplace - it could be renovated to include a first floor and possibly used as guest accommodation.

The roof was done 20 years ago and an individual sanitation system will need to be installed. Taxe fonciere is about €300 currently.

Offering plenty of character features that could be retained in any renovation, this property could be a very comfortable holiday home when completed.

A bar restaurant, post office, cafe associatif and local artisans can be found in the local village of Roussines. Full amenities can be found in the nearby towns of Montemboeuf or Montbron. the city of Angouleme is about 50km and has TGV service to Paris and Bordeaux.

Local attractions include an international golf course, the leisure lakes of the Haute Charente and the beautiful countryside of the Perigord-Limousin.

Information about risks to which this property is exposed is...