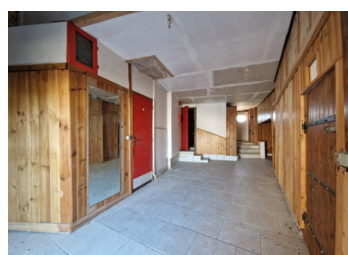
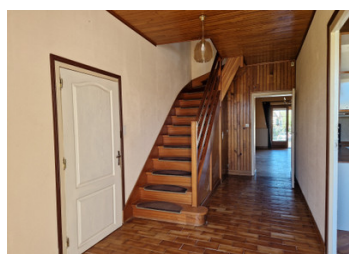


Nice set of two houses to finish to renovate, with land and outbuildings, in GARAT, 8km from ANGOULÊME.



INFORMATION

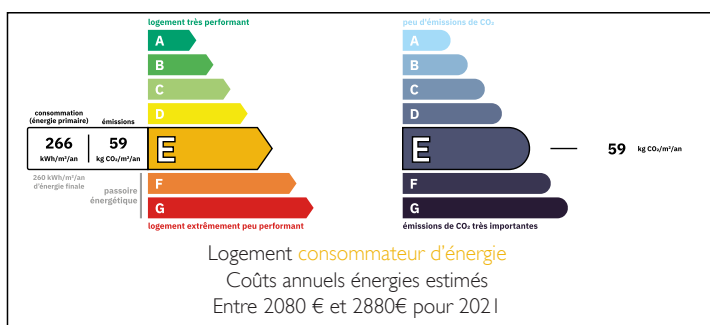
Town:	Garat
Department:	Charente
Bed:	3
Bath:	1
Floor:	225 m ²
Plot Size:	1500 m ²



IN BRIEF

Great opportunity for various possible projects (large family home, or a combination of residence and rental / or professional space.. or even rental investment). Several possibilities are available to you for this property of nearly 225m² of living space, and about 120m² of outbuildings, including two houses (partial renovations already completed) and two barns. All on a plot of about 1500m², 8km from ANGOULEME.

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

The first house (115m²) includes:

On the ground floor:

- Entrance 12.5m²
- KITCHEN 14.5m²
- LIVING ROOM with insert 30m²
- Back kitchen with WC and access to
- BARN of 85m² usable over two levels

Upstairs:

- BATHROOM 5m²
- WC
- BEDROOM 11m²
- BEDROOM 14m²
- BEDROOM 15m²

LOCAL TAXES

Taxe foncière: 1147 EUR

Taxe habitation: EUR

Pleasant covered terrace at the front of the house. Lovely walled garden at the back.

Adjacent on the side, there is another stone house of nearly 110m² to renovate over two levels (only one room fitted out), it consists of:

On the ground floor (enfilade):

- Entrance to a 26m² ROOM (renovated)
- 22m² ROOM (to be done)
- 24m² ROOM with fireplace to be renovated

Upstairs: 48m² can be developed

Closed courtyard at the front of the house with access to the adjoining 30m² barn, perfect for use as a garage.

Shared garden with the first house at the back (can be divided)

Only 8km from ANGOULEME, and 500m from the first amenities (bakery, post office, pharmacy, restaurant/bar...)

NOTES