

Character stone farmhouse to renovate with views, outbuildings, and land. Near Chalais & Aubeterre sur Dronne.

EXCLUSIVE

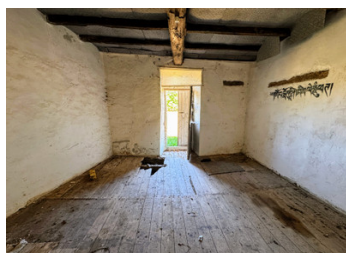


INFORMATION

Town:	Courlac
Department:	Charente
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	4085 m2

IN BRIEF

This is a complete renovation project, offering an exciting opportunity to create a substantial family home or holiday retreat in a highly sought-after location. The farmhouse boasts generous room sizes and retains a wealth of original character, including beautiful fireplaces and authentic period features waiting to be restored.



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

Set in a peaceful hamlet on a no-through road just five minutes from the market town of Chalais, this charming old stone farmhouse enjoys an enviable position with far-reaching countryside views. Located close to the Dordogne border and within easy reach of the picturesque village of Aubeterre-sur-Dronne, the property is perfectly placed to enjoy the best of rural Charente living, with local shops, amenities and leisure activities all nearby.

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Attached outbuildings provide enormous scope to extend the living accommodation, allowing complete flexibility to design a home tailored to your needs. Outside, the property sits on a large plot of land with plenty of space for gardens, parking or further landscaping.

There is currently no electricity connected, although mains electricity is readily available for installation. The property requires full renovation throughout, but the rewards for the right buyer will be considerable.

Quite simply, this property is all about location, location, location. With its peaceful setting, wonderful views and exceptional potential, it offers a rare opportunity to create something truly special in one of the most desirable areas of the Charente.

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

LOCAL TAXES

Taxe foncière: 256 EUR

NOTES