

Charentaise property to renovate situated in an active village near Aigre and Rouillac



INFORMATION

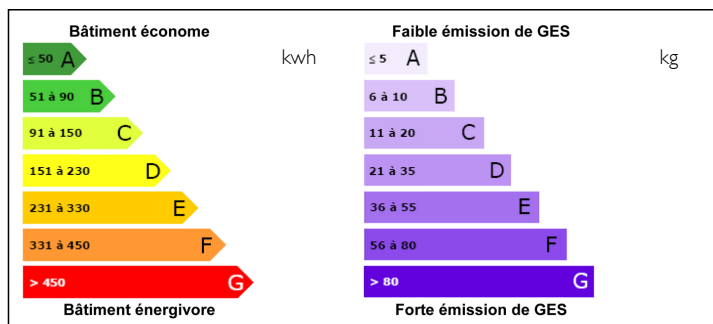
Town:	Marcillac-Lanville
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	600 m2

IN BRIEF

Viewings suspended - Stone property to renovate with attached garden. Originally a village farm house, the property has a fireplace, windows front and rear which are double glazed. Garden to the front.



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 property comprises of three main rooms, 19, 19 and 18m², with non supporting walls through to the barn 68m², the roof height is approximately 7m internally. Shower room 3.8m.

This is a full renovation property.

The village has mains drains and fibre, not connected in the house.

It is in walking distance of local commerce, a restaurant and weekend market stalls.

The nearest market town is Aigre where you have a medical centre, supermarket, petrol station etc.

Railway station at Luxe and Angouleme.

Airports, La Rochelle, Poitiers, Limoges and Bordeaux.

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

NOTES