

Renovation project. A four bedroom house with barn and hangars set in tranquil hamlet.

EXCLUSIVE



INFORMATION

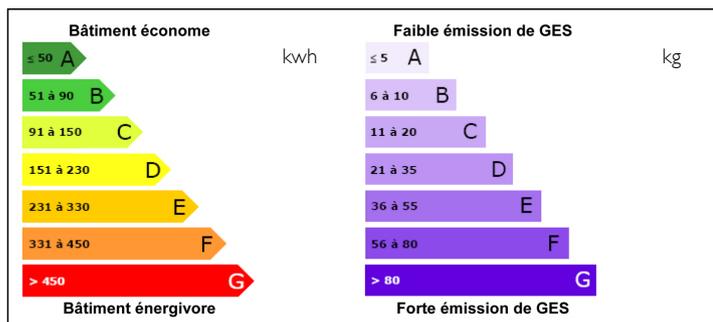
Town:	Yviers
Department:	Charente
Bed:	4
Bath:	1
Floor:	132 m2
Plot Size:	1098 m2



IN BRIEF

This property makes for a very attractive refurbishment and updating project at a bargain price. Set in a plot of 1098 square metres Packed with potential as a full-time family home, a holiday "lock-up-and-leave" or maybe as a holiday rental property? Manageable gardens and useful outbuildings.

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

This house offers plenty of scope for a complete internal re-design and is very competitively priced for an early sale.

It has a glass porch with front door which opens straight into the kitchen and through which the living room is accessed through a door on left.

On the right of the kitchen, a door leads to a bedroom, large utility room with doors outside to the front and side of the house, bathroom W.C. A further door opens into a large cellar.

At the back of the kitchen there is an oak staircase with access to the first floor.

Upstairs, on attractive solid wooden floors there are three good sized bedrooms and a dressing room / linen cupboard.

Behind there are two barns.

To the side of the house there is a large hangar and open garage

LOCAL TAXES

Taxe foncière: **659 EUR**

Principal Dimensions

Downstairs

Kitchen - 6.4 x 3.8 metres

Living Room - 4.9 x 3.5 metres

Utility Room - 5.5 x 3.9 metres

Bedroom - 4.0 x 3.8 metres

Upstairs

Bedroom 2 - 4.2 x 3.45 metres

Bedroom 3 - 4.25 x 3.85 metres

Bedroom 4 - 3.80 x 5.55 metres

Dressing Room - 2.7 x 2.3 metres

Cellar - 6.8 x 7.55 metres

Barn - 6.25 x 5.4 metres

Barn - 5.4 x 3.2 metres

Hangar - 6.1 x 9.0 metres

Open Garage 10.5 x 6.1 metres

The buildings are set in an attractive enclosed garden, mainly laid to lawn with mature shrubs and trees.

NOTES