

Farmhouse, shed, workshop, farmland, photovoltaic panels, heat pump, septic tank



INFORMATION

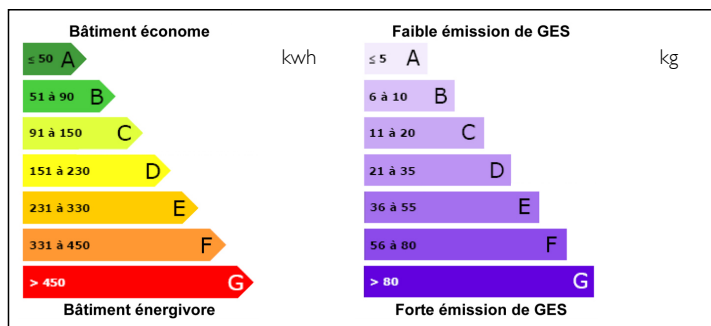
Town:	Xambes
Department:	Charente
Bed:	3
Bath:	1
Floor:	198 m2
Plot Size:	10596 m2

IN BRIEF

In a quiet village, large farmhouse to renovate, with arable land



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 house is composed as follows:

Large entrance hall: 21.50m² with double glazed windows

Dining/living room: 27m² with open fireplace

Kitchen: 20m² equipped & fitted

Bedroom 1: 20m² possibility to make a small shower room and wc

Laundry room: 8.60m² with water supply and drain for washing machine

Workshop: 7.80m² (7.80m²)

Shed: 14.60m².

On the first floor:

Landing room: 35m² parquet floor

Bedroom 2: 22m² parquet floor

Bedroom 3: 12.50m² dressing room

Bathroom: 3.40m² bath and washbasin

Separate toilet and small corridor: 4.20m².

Outside:

Mechanical workshop: 40m².

Large hangar open on one side with photovoltaic panels: 130m².

Attached to the property is a large plot of land for cultivation of : 10.001m²(2.50AC)

An underground river (possibility to drill a well)

LOCAL TAXES

Taxe foncière: 640 EUR

NOTES

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