

Large family home (could be 2) for modernisation. Outbuildings, workshop. Great views.



INFORMATION

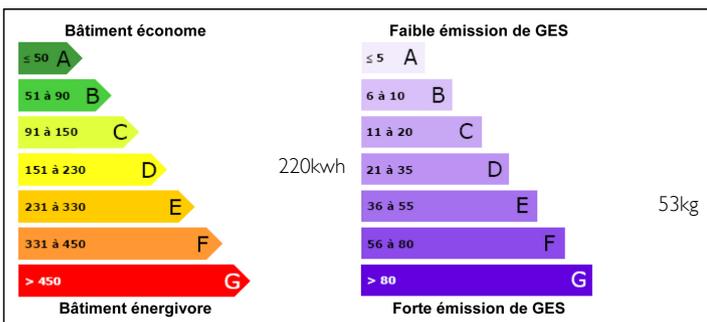
Town:	Ladiville
Department:	Charente
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	1479 m ²



IN BRIEF

Well-loved family home, with enormous potential. Well-maintained but now in need of modernisation, with 5 bedrooms, large kitchen / diner, bright sitting room and second living room (easy to split into 2). Large double garage, office space and further storerooms that could be developed to extend the accommodation. Huge workshop, barn and covered terrace. Summer kitchen. Great location with far-reaching views over the Charentaise countryside. Quiet rural hamlet, but within easy reach of the RN10 for access to Angouleme (27km) and Bordeaux (95km).

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 is a superb opportunity to buy a large house with substantial outbuildings ready for your French project! The house itself is well-maintained, and immediately habitable, but requires modernisation. It would be easy to split the property to create a self-contained gite or "maison d'amis". The property benefits from oil-fired central heating.

In addition there are numerous store-rooms, the former mayor's office, plus a very large attached garage. There is also a well-equipped summer kitchen, a very large workshop, a barn and a covered terrace.

The main part of the house comprises a tiled entrance hall (11m²) with a wooden staircase leading to the first floor.

To the right is the kitchen / dining room (26m²) with windows to 2 sides. The kitchen is to be replaced.

To the left of the entrance hall is a lovely bright sitting room (22m²) with French windows to the courtyard. There is an open fireplace in this room.

On the first floor are 3 bedrooms (11m², 19m² and 23m²), a family bathroom (10m²) and separate WC. There is access from the bathroom to the attic space (45m² approx.)

From the sitting room a double connecting door leads into the second large living room (36m²) with an open fireplace. There is a fitted sink, as the intention was to create a kitchen corner.

A wooden staircase leads to the first floor where the 2 bedrooms (each 13m²) have French windows leading to a shared balcony at the front of the house. There...

LOCAL TAXES

Taxe foncière: **874 EUR**

NOTES