

Wonderful opportunity to renovate this huge ancient building in a historical village



## INFORMATION

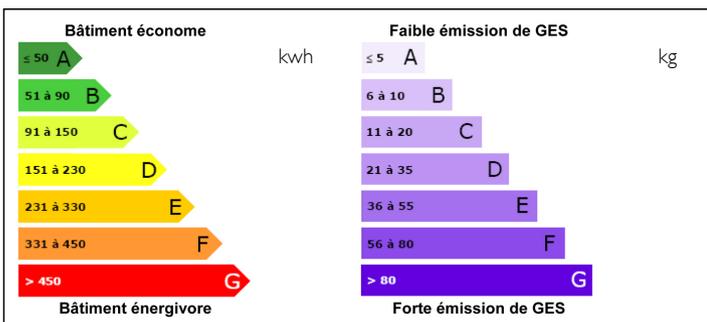
Town:	Lesterps
Department:	Charente
Bed:	4
Bath:	2
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

This former home of the village doctor in the popular little village of Lesterps has so much potential but it is now a total renovation, hence the realistic price. This is not a project for the faint hearted as it is vast...but you could create an amazing family home or business here. the historical village of Lesterps with it's 10th century abbey has a village shop, restaurant( currently for sale), butcher, post office and primary school

## 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

Ground floor  
Entrance hall with an impressive original staircase  
Living room  
Office  
Library  
Cellar  
4 other old rooms

### FIRST FLOOR

4 bedrooms  
Sitting room with small kitchen off of it  
4 bathrooms

### SECOND FLOOR

Attic

There are some large buildings also off of the sunny courtyard some of which used to be used as a storage building for Bordeaux wine.

This property has the potential to be a B&B, hotel, family home, workshops and studios, the possibilities are endless.

\*\*Please don't ask what work needs to be done as it is a total renovation from top to bottom including roofs, electrics, plumbing etc. It has been priced to reflect the amount of work now needing to be done.

Mains drainage

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

## LOCAL TAXES

Taxe foncière: **1645 EUR**

## NOTES