

UNDER OFFER - Renovation project 125m house with large outbuildings 200m . Land of 1.1ha.



INFORMATION

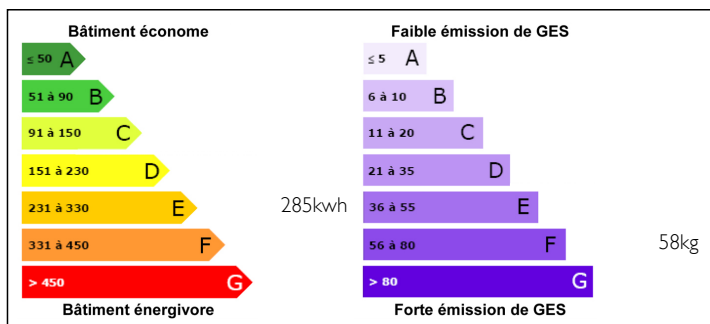
Town:	Poullignac
Department:	Charente
Bed:	3
Bath:	1
Floor:	126 m2
Plot Size:	11613 m2

IN BRIEF

Traditional house of 125m² not overlooked with large outbuildings, fenced garden surrounded by trees on a land of 1.1 ha, located in a quiet hamlet. The main house comprises a kitchen/dining room, a living room, 3 bedrooms, WC and bathroom. Next to the bathroom, a utility / laundry room gives you access to the garden and a 65m² terrace. Close to the shops of Barbezieux.



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 consists of:

A 30m² dining room / kitchen with a wood burner

A 23m² living room with a wood burner

3 bedrooms, one of 12m² and two of 11m².

A 8m² bathroom with bath / shower, sink and WC.

A 11m² utility room / rear kitchen giving you direct access to the garden.

An 8m² office / closet - works to be completed

Attached to the house a 47m² barn - great opportunity to extend the living space.

Outbuildings

A large barn of 147m² allowing to park one or more cars, tool workshop, tractors and other possibilities...

A semi-buried swimming pool with its technical room - to be cleaned and restarted

An 50 m² outbuilding - opportunity to renovate into a gîte.

A 65m² terrace

The landscaped area is vast and offers you magnificent views of the sunflower fields and the surrounding area.

The nearby town is Barbezieux where you will find all the amenities, hospital, schools, restaurants, sports activities, weekly markets and much more....

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

LOCAL TAXES

Taxe foncière: 611 EUR

NOTES