

Lots of potential, two lovely stone barns near the Lakes of the Haute Charente



INFORMATION

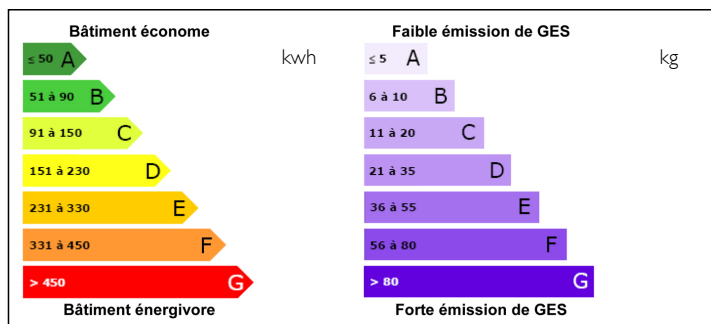
Town:	Mouzon
Department:	Charente
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	615 m2



IN BRIEF

In a quiet village close to Massignac, these huge barns could be developed into an imposing property, situated in a popular holiday area they would have excellent letting prospects.

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 stone barns are in structurally good condition, the village benefits from mains drainage which could easily be connected, to the rear is a gravelled entrance driveway and courtyard, there is a green area which could be made into a garden. Inside the barns which are partly on two levels there are some of the old wooden stalls for animals, the roof appears to be in good condition as is the beams.

5 minutes to Massignac Village.

15 minutes to Chasseneuil Sur Bonnieure.

45 minutes Angouleme City (TGV link)

40 minutes to Limoges Airport.

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

NOTES