

Large stone property to renovate with courtyard garden, garden at the back and outbuildings



## INFORMATION

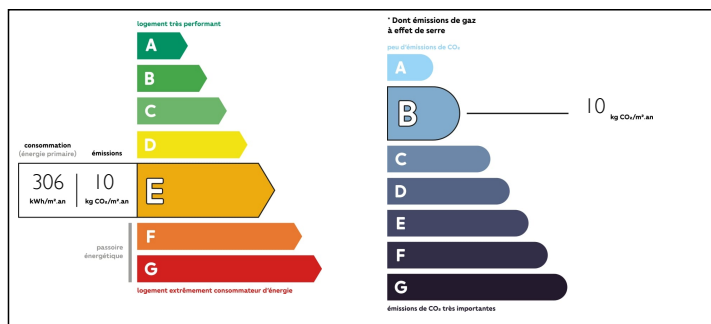
Town:	Lupsault
Department:	Charente
Bed:	5
Bath:	1
Floor:	127 m2
Plot Size:	1675 m2



## IN BRIEF

Large stone house to renovate. The property is currently divided into two dwellings, but could also be merged together to make a large family home. The south facing courtyard is very inviting and has a beautiful green gate. There's a summer kitchen and some 'petits toits'. At the back of the property lies a large hangar, a back garden, a garage and a workshop. To the side of the property, across a small road, lies a large constructible field with another hangar. The property has got great potential, but does need a complete renovation (electrics, windows, septic tank, roof, decoration, etc.).

## 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.



## LOCAL TAXES

**Taxe foncière: 230 EUR**

## NOTES

## DESCRIPTION

The house in more detail :

Ground floor house 1:

Entrance hall: 6 sqm

Kitchen: 25 m<sup>2</sup> with fireplace

Living room: 18 m<sup>2</sup> (18 m<sup>2</sup>)

Shower room (3 m<sup>2</sup>) with hot water tank

WC

First floor house 1:

Corridor (about 10 m<sup>2</sup>)

3 bedrooms (14 m<sup>2</sup>, 10 m<sup>2</sup> and 13 m<sup>2</sup>)

Separate WC

Ground floor house 2

Kitchen 18 m<sup>2</sup>, dining room

Living room 24 m

First floor House 2

Corridor and two rooms (14 and 17 m<sup>2</sup>)

Both houses can be reached by opening a door at the toilet on the ground floor and a cupboard on the first floor.

At the back of the house are

a shed (about 115 m<sup>2</sup>),

a workshop, a storeroom and a garage (together about 60 m<sup>2</sup>)

A garden

Next to the house, on the other side of the cul-de-sac, is a garden with a hangar (about 125 m<sup>2</sup>)

Quiet village with an organic bakery at 2 km. Close to a lake with a summer restaurant.

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