

Detached stone country property, with 2 possible gites to finish, garden, well, parking & bread oven



INFORMATION

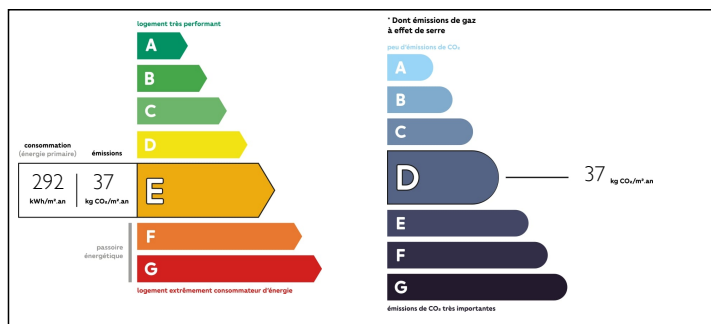
Town:	Massignac
Department:	Charente
Bed:	1
Bath:	1
Floor:	81 m2
Plot Size:	2030 m2

IN BRIEF

Charming property with lots of character, ideally situated close to Massignac village and the leisure lakes of the Haute Charente with all their many activities including two beaches, swimming, boating, horse riding, bars & restaurants. Once the renovation is completed there could be two rental properties or one large house and a gite.



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 property comprises: On one level: Sitting room/ dining room / kitchen with feature fire place which has a bread oven and a wood burner 34m2, bedroom 20m2, shower room 6m2, inner hall, on the one side of the house accessed by a separate entrance is a preparation kitchen 20m2 for the current vendors business and which has a connecting door to the one old house which is ripe for developing into a gite and has one ground floor piece with old stone sink and fireplace & undeveloped space in the attic.

At the other side of the property is another separate entrance to a partly renovated gite, on the ground floor of 40m2, stairs to first floor of 121m2 which has been boarded out and insulated and is ready to be split into 3/4 bedrooms with bathroom or en-suites.

All the windows are UPVC double glazed, there is a recent gas central heating system.

Outside and attached to the house is an old piggery, a bread oven with covered terrace, well, garden, stone barn which has had the roof removed ready to make into a lovely private walled garden, separate garden across the very quiet lane and directly opposite the house.

Massignac Village 4 minutes: Boulangerie, restaurants, shop, chemist, doctors.

Chabanais Town on the pretty river Vienne 17 minutes with large supermarket, DIY, cafes, bars, restaurants, bank and many amenities.

Limoges airport: 42 minutes

Angouleme City with fast train link (TGV): 48 mins

Information about risks...

LOCAL TAXES

Taxe foncière: 344 EUR

NOTES