

UNDER OFFER - A competitively priced restoration project / investment opportunity.

EXCLUSIVE



INFORMATION

Town:	Bors (Canton de Tude-et-Lavalette)
Department:	Charente
Bed:	2
Bath:	1
Floor:	87.5 m2
Plot Size:	570 m2

IN BRIEF

A full restoration project at a very attractive price. Located next to a low speed trainline mainly used for freight traffic. About halfway between Montyboyer and Montmoreau.



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

An ideal starter home after a full refurbishment, this property benefits from a rural location, close to all major amenities in the town of Montboyer and about half an hour from Angoulême.

This former railway worker's cottage has walls of solid stone and a clay tiled roof.

Ripe for renovation with many grants available for home improvements.

Useful outbuildings (approximately 25 square metres) and an enclosed garden complete the package.

Kitchen 4.4 x 5.2 metres

Dining Room 3.5 x 4.1 metres

Living Room 3.8 x 4.9 metres

Staircase to the first floor with WC beneath

Bedroom One 3.5 x 4.3 metres

Bedroom Two 4.0 x 3.6 metres

Bathroom 3.3 x 1.5 metres

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

NOTES