

Spacious stone house requiring updating, + independent 2 bed gîte, garden, and land. Train spotters paradise!



INFORMATION

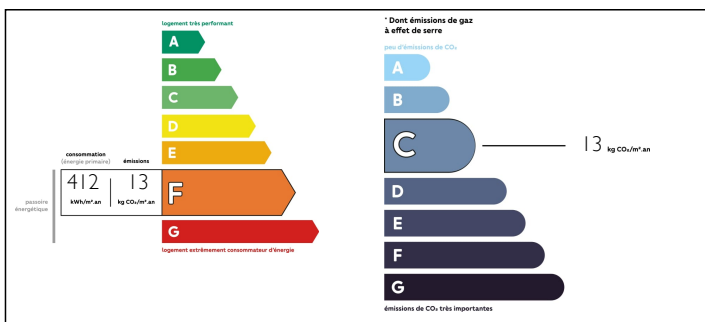
Town:	Brossac
Department:	Charente
Bed:	6
Bath:	2
Floor:	253 m2
Plot Size:	14440 m2

IN BRIEF

2 Stone detached houses on a plot of land, 14440m², near to Brossac. Requiring some updating but with huge potential and priced accordingly. Ideal as a family home with Granny annex or gîte. Plenty of room for a swimming pool.



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: 3008 EUR

NOTES

DESCRIPTION

A stone property with most of the accommodation on the ground floor,

ENTRANCE HALL (12.5m²) Doorway to the left leads to the kitchen, doorway to the right to the large sitting room. At the back of the property, a corridor leads to the bedroom area. There is a staircase which takes you to 2 small rooms on the first floor.

KITCHEN (31.5m²) with a door opening to the front of the property. Wood burning stove with a stone chimney hidden behind the plasterboard.

LIVING ROOM (50m²) open to full height of the roof timbers, natural stone walls wood burning stove sliding French windows opening to the terrace and south-facing garden.

ORIGINAL KITCHEN (20m²) with chimney

BEDROOM 1 (12m²)

BEDROOM 2 (9m²)

BEDROOM 3 (7.4m²)

BEDROOM 4 (12m²) with door to garden

WC

SHOWER ROOM (6m²) with Italian shower double sink unit and double-glazed window

LAUNDRY ROOM (4.6m²) which was once a bathroom

COVERED TERRACE/VERANDA (20m²) door to garden

OUTSIDE

GARDEN with mature trees and shrubs

PRAIRIE ideal for a pony

DOUBLE GARAGE (49m²) built 2013

WELL

SECOND STONE HOUSE

COVERED TERRACE

KITCHEN/DINING ROOM (17m²) with natural stone walls

SITTING ROOM (34m²) with high ceiling, and