

Property with main house and cottage to be renovated with outbuildings and garden / land. OPEN TO OFFERS



## INFORMATION

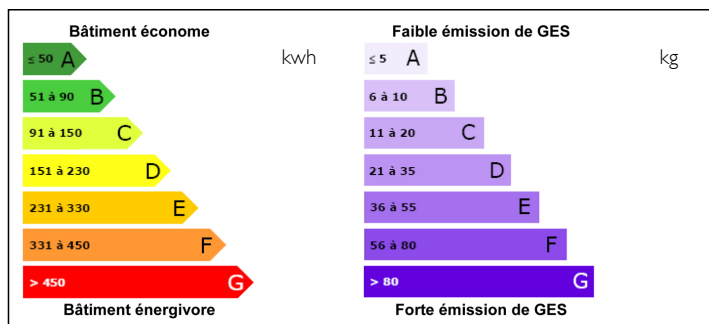
Town:	Val-d'Auge
Department:	Charente
Bed:	0
Bath:	0
Floor:	115 m2
Plot Size:	1439 m2



## IN BRIEF

A property for a person with vision. The house has two main downstairs rooms, two on the first floor and an attic. The other buildings being sold were previously houses and are accessed separately to the main house.

## 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

### Main house

Ground floor comprises of the kitchen 24m<sup>2</sup> with fireplace, window to the courtyard and wooden floor. The second room once a lounge has a chimney and old stone grate stone tiles are in place. There is a WC and shower room from the hallway together with stairs leading to the rooms above.

First floor has a room or large landing leading to two bedrooms. 13, 20, 16m<sup>2</sup>.

The roof is leaking and there are cracks in the walls, the property is in need of repair and full renovation.

### Outbuildings

Enclosed in the courtyard is a tall barn suitable for a camper, very useful whilst you restore the house. A smaller barn at the bottom of the garden.

Outside of the main gate are two old houses which need full restoration but were classed as habitable and could be restored as such.

### Land

There is a good sized enclosed garden linking the house and large barn, there is a gate leading from here to a further garden / land which is walled but not gated.

This is a renovation project including structural work, the property has a non conforming drainage system, there is an electric meter and water to the property and not in use.

The owners are willing to consider offers to secure a sale.

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

## NOTES