

On the outskirts of Angoulême, in the heart of a hamlet, exposed stone barns in need of restoration.



INFORMATION

Town:	Soyaux
Department:	Charente
Bed:	0
Bath:	0
Floor:	320 m2
Plot Size:	452 m2



IN BRIEF

Set of 3 adjoining agricultural barns in need of restoration. Changing their use will open up a wide range of possibilities: main residence, rental investment, commercial premises, warehouse. Floor area of 85 m², 70 m² and 120 m². Substantial roof height, making it possible to create additional storeys. Courtyard or car park of 40 m² and 80 m².

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

1st barn :

- surface area 85 m².
- Clay floor
- Exposed stone walls
- Visible roof frame and roof

2nd barn: Completely renovated in 2013

- Surface area of 70 m²
- Fine gravel floor
- Exposed stone walls, pointed.
- New frame and visible roof

3rd barn :

- Surface area 120 m²
 - Clay floor
 - Exposed stone walls
 - Visible framework and roof
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- Electricity/telephony to be connected
 - Water to be connected
 - Sewerage to be created. TAE nearby

No property tax classified as a farm building.

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

NOTES