

Magnificent restored farmhouse of 170m and its outbuildings on over a hectare



INFORMATION

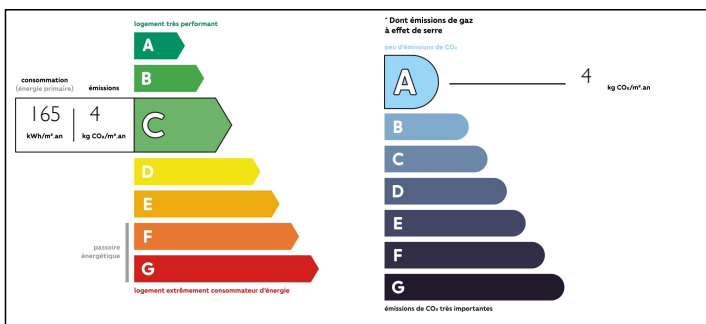
Town:	Bonneuil
Department:	Charente
Bed:	3
Bath:	1
Floor:	170 m2
Plot Size:	10840 m2



IN BRIEF

Old farm set in 10840 m2 of land with fenced meadows for horses in the heart of the Grande Champagne region, secluded and not overlooked. The property comprises a 170 m2 stone Charentaise house, habitable and renovated, with a staircase leading to a lounge, a kitchen with a magnificent American-style range, a service entrance, a toilet and a laundry room. Upstairs there are 3 bedrooms, 1 large, light bathroom and a large room used as a lounge and study. Vast outbuildings surround the residence and form an enclosed courtyard with approx. 800 m2 of buildings comprising garages, wine storehouses, stables, loose boxes, barns and a former dwelling house awaiting renovation, offering superb potential for a gite, business premises or other use. A magnificent, typically Charentais property, a real haven of peace and serenity.

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

-Family home :

- 1 living room approx. 30 m2
- 1 kitchen approx. 21 m2
- 1 room upstairs, approx. 21 m2
- 3 bedrooms upstairs, approx. 17,15,12 m2
- 1 bathroom of approx. 11 m2
- Outbuildings of approx. 800 m2 with a 107 m2 covered barn and 3 horse stalls and a succession of barns, garages and a dwelling house in need of renovation.

-Large courtyard enclosed by a motorised gate.

-Land of 10840 m2 with fenced meadows for horses.

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

NOTES