LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A21745CGL16 Price: 340 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (340 000 EUR without fees)

Superb Charentaise manor house. Outbuildings. Gîtes available. Suitable for horses. Vast grounds (4ha).







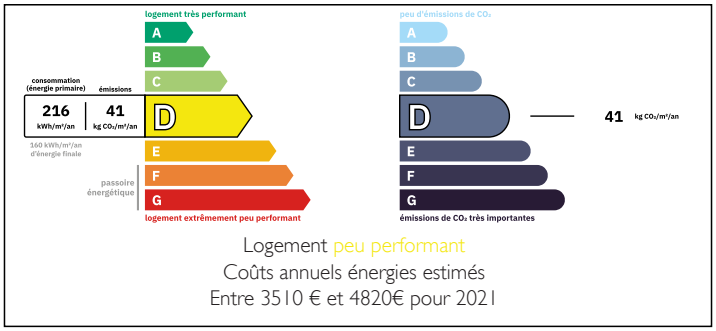








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3510 € et 4820€ pour 2021

INFORMATION

Town:	Bessé
Department:	Charente
Bed:	5
Bath:	3
Floor:	232 m2
Plot Size:	43847 m2

IN BRIEF

Bordered by the Charente countryside, this magnificent manor house has all the charm and character of houses with a soul and a history.
Its old features (parquet flooring, exposed beams, cement tiles) and its comfort (5 possible bedrooms, 3 shower rooms and 3 WCs, central heating) make it an ideal property in which to live and settle.
The two adjoining houses can either remain independent (and leave the possibility of renting them out) or be joined together to make the house even more spacious.
An old, typical Charentais farmhouse could also be restored.
For horse lovers, the 4 hectares surrounding the property are ideal.
Its numerous outbuildings offer a wealth of potential for new projects or developments.

Less than 4 km from a charming protected village and 10 and 14 km from dynamic towns with all

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.

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LOCAL TAXES

Taxe foncière:	**1700 EUR**

NOTES

DESCRIPTION

*MAIN HOUSE
Ground floor
- Entrance hall (with WC): 13 m² (13 sq ft)
- Living/dining room: 32 m² (32 m²)
- Kitchen: 30 m².

First floor
- Landing: 12.8 m² (12.8 m²)
- WC: 1 m² (with shower)
- Bedroom 1: 26 m² with private shower room (3 m²)
- Bedroom 2: 10.7 m² with en-suite shower room
- Bedroom 3: 16.4 m²
- Shower room: 3.8 m²

Convertible attic of 71 m².

*ADJOINING HOUSE that can communicate (on one level):
- Living room: 32 m²
- Kitchen area: 3.7 m²
- Bedroom 1: 11 m² living area
- WC
- Shower room: 2.5 m²
- Bedroom 2: 16.2 m²
- Attic space
- Attached garage: 21 m².

*2 Barns (approx. 410 m²)
*Outbuildings: 53 m².
*Farm outbuildings (stables, roofs, shed)
*Bread oven
*Wells
*Farmhouse (to be restored): 78 m².

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

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