LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28876KRB16 Price: 310 300 EUR

agency fees included: 7 % TTC to be paid by the buyer (290 000 EUR without fees)

Renovated 4 bed farmhouse with barns, stables, 1 ha suitable for horses with additional land available



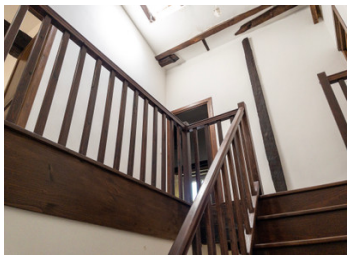




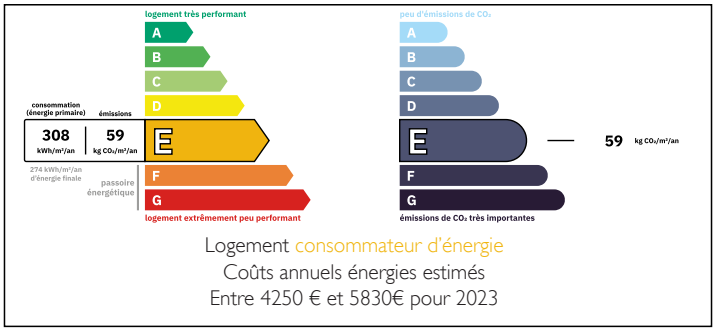








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4250 € et 5830€ pour 2023

INFORMATION

Town:	Lésignac-Durand
Department:	Charente
Bed:	4
Bath:	3
Floor:	154 m2
Plot Size:	11069 m2

IN BRIEF

A renovated 4 bedroom, 3 bathroom farmhouse with large attached barns, stables boxes for horses, large garden with mature trees and the possibility to acquire more land. Offering spacious living with 150m² of habitable space. It sits at the entrance of a small rural hamlet, and enjoys a very private position. There is potential to increase the living space to 200m2 by renovating a bedroom on the first floor, and further still by renovating the barns as holiday accommodation.

Massignac village nearby has a baker, café, post office, doctors, chemist, 2 restaurants & grocery corner shop. The Charente lakes are very close, for swimming, fishing, canoeing, beaches and restaurants. The larger towns close by include Chabanais, Chasseneuil sur Bonnieure (both have weekly markets), La Rochefoucauld & Rochechouart (both of which have beautiful castles). Limoges airport is 45 minutes away...

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28876KRB16 Price: 310 300 EUR

agency fees included: 7 % TTC to be paid by the buyer (290 000 EUR without fees)







NOTES

DESCRIPTION

Ground floor entrance directly into a large living room 54m² with fireplace, and access through french doors to the patio and large garden. Leading into the renovated kitchen 17m² with utility room and WC . Also on the ground floor is a bedroom / sitting room / office 15m² with views to the front garden and a second Bedroom 16m² with views to the rear garden and an impressive ensuite shower room 5m². From the utility room there is direct access to one of the barns 102m², 4 horse boxes, boiler room and storage opening to the garden and the front road.

First floor access from the living room wooden staircase leading to a landing with Bedroom 3 - 21m² with double aspect to the front of the property, and ensuite shower room 2.4m². Bedroom 4 - 14m² overlooking the rear garden, bathroom 6m². Wooden shutters, oil fuelled central heating, and wood stoves. A new sceptic tank (awaiting certificate).

An additional Bedroom 5 of 38m² requires full renovation, and is directly above the barn.

There is a small garden to the front of the property with a well, and pretty picket fence. The land directly attached to the house is accessible at both sides of the property by a 5-bar gate, and extends to just over 1 hectare of grazing land with a small garden area next to the house. The field is fenced and is close to country lanes /bridlepaths suitable for off...

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr