LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36558ANM16 Price: 43 500 EUR

agency fees included: 0 € TTC to be paid by the buyer (40 000 EUR without fees)

Half renovated barn conversion to be finished in peaceful hamlet

EXCLUSIVE















INFORMATION

Town:	Chassenon
Department:	Charente
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	322 m2

IN BRIEF

Tucked away in a quiet rural hamlet, this partly renovated barn offers a rare chance to finish creating your dream home. Barn conversions are hard to find in this area, making this an especially unique opportunity. Full of charm and potential, it combines rustic character with the opportunity to add your personal style. Set in beautiful countryside, it offers a peaceful lifestyle while still being close to nearby towns and amenities. Whether you want a permanent home, a holiday getaway, or an investment, this property is ready for you.

ENERGY - DPE

DPE not required.

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.
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DESCRIPTION

Most of the big jobs are done, the ground floor has been cemented and underfloor heating is in place, all you need is to connect a heating system, the ground floor boasts a new bathroom, with shower and toilet, there is back room which could make a nice dining room or a living room/snug. an access from the main room to a large storage room which is great utility space.

The plumbing and electrics need to be finished.
Upstairs leads to a large mezzanine over looking the main room and kitchen area, one large bedroom and another bathroom with shower and toilet, this room is large enough to create an en-suite bedroom. the garden is to the front and has a new septic tank installed that conforms.

All you need is to put your mark on this amazing space which could really become a special home.

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

NOTES

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