

Large house, double glazing, 5 bedrooms, large plot, several outbuildings, second house to renovate



INFORMATION

Town:	Raix
Department:	Charente
Bed:	5
Bath:	2
Floor:	160 m ²
Plot Size:	10371 m ²



IN BRIEF

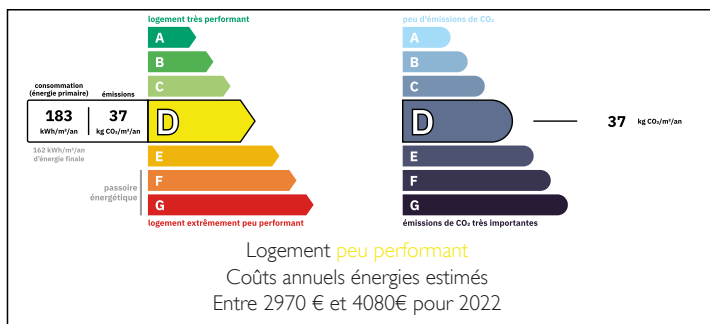
A vast property with a thousand possibilities - a rare place to discover

Nestling in the heart of a vast 10,371 m² plot, this unique property invites you to write your own project.

The main house (160 m²) is bright and functional, with five bedrooms, a contemporary kitchen, two bathrooms and quality fixtures and fittings (double glazing, recent heating, compliant drainage). Surrounding it are multiple outbuildings - a barn, a hangar, a wine storehouse, a stable, a goat shed, a workshop, a garage and an old house - all of which could be used as a second home, a family estate or a craft or agricultural activity...

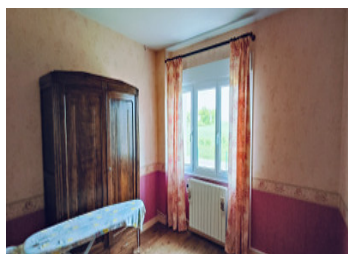
A rare place, for those who dream of space, authenticity and have inspiration.

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

The house is composed as follows:

Entrance hall: 16.20m² tiled floor

Dining room: 17.65m² wooden floor

Kitchen: 21.75m² tiled floor

Cellar: 7.50m²

Shower room: 6.40m² Italian shower, washbasin and heated towel rail

WC: 1.75m²

3 bedrooms on the ground floor of : 14.45m², 12.47m² with dressing room and 10.75m², all with wooden floors

Upstairs:

2 bedrooms: 14.95m²

Bathroom: 4.40m² with washbasin

Large attic completes the first floor.

LOCAL TAXES

Taxe foncière: 1764 EUR

Outside, large plot of land, underground rainwater collection tank.

Second house to renovate comprising kitchen, sitting room, bedroom.

The outbuildings and other boxes are as follows :

Garage: 16m²

Box1: 24m²

Box2: 23m²

Workshop: 20m²

Outbuilding 1: 213m²

Outbuilding 2: 200m²

Outbuilding 3: 160m²

Outbuilding 4: 70m²

NOTES

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