LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39445CGL16 Price: 19 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (13 000 EUR without fees)

Small stone cottage in need of restoration. 1 bedroom. Barn. Adjoining and non-adjoining land.















INFORMATION

Town:	Ventouse
Department:	Charente
Bed:	1
Bath:	1
Floor:	27 m2
Plot Size:	5222 m2

IN BRIEF

An ideal pied-à-terre in Charente. In need of complete restoration.

Located in a charming Charente hamlet, this small old stone house could become a charming country retreat after renovation.

On the edge of meadows and woods, it inspires relaxation and calm and is ideal for superb, peaceful walks.

Its adjoining barn offers great potential for extension; the land behind the house offers a private, unoverlooked space for relaxation.

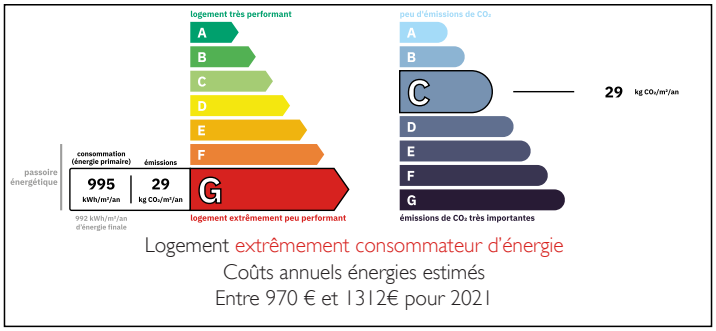
Bonus: two separate plots of woodland (approx. 5km away) covering nearly 5000 m²

An opportunity not to be missed!

Just 10 km from villages with amenities, 40 km from Angoulême/TGV station.

Limoges Airport: 74km

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 970 € et 1312€ pour 2021

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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DESCRIPTION

*THE HOUSE comprises:

GROUND FLOOR
- living room with kitchen area and fireplace with insert: 23 m²
- a shower room with WC: 3 m²

MEZZANINE
- bedroom and relaxation area with washbasin: 23 m²

*Adjoining BARN (32 m²) with above-ground cellar (5 m²)
*LAND at the rear with shed
*Non-adjoining PLOTS of woodland

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

NOTES