LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39634CGL16 Price: 346 400 EUR

agency fees included: 5 % TTC to be paid by the buyer (330 000 EUR without fees)

18th-century property in need of renovation. 5 bedrooms. Courtyard. Enclosed garden. Garage/outbuildings. Clos







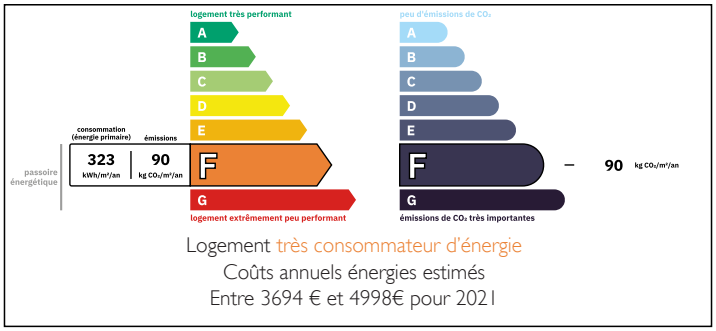








ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 3694 € et 4998€ pour 2021

INFORMATION

Town:	Brie
Department:	Charente
Bed:	5
Bath:	1
Floor:	150 m2
Plot Size:	3694 m2

IN BRIEF

An exceptional property that has stood the test of time.

Located in a Charente hamlet, this 18th-century residence has all the character and charm of a home with soul and history. It is now a family home (150 m²) awaiting renovation/restoration (nearly 400 m² in total).

The property has retained its historical features: architectural elements, heart-shaped floors, vaulted cellar, original oak staircase, superb fireplaces, some decorated with 18th-century frescoes, old English-style parquet floors, as well as a cistern, a well and a bread oven.

The main house with its 5 bedrooms and the potential of the buildings yet to be exploited will make it a unique place to welcome family, friends or history enthusiasts.

The outbuildings, including a magnificent 65 m² barn/workshop and the large enclosed garden at the

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: A39634CGL16 Price: 346 400 EUR

agency fees included: 5 % TTC to be paid by the buyer (330 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1096 EUR**

NOTES

DESCRIPTION

Only 3 km from the nearest amenities and 15 km from Angoulême (TGV station for Bordeaux and Paris)

THE PROPERTY comprises:

GROUND FLOOR
- Kitchen/dining room: 40 m²
- Bedroom with fireplace and en-suite shower room (with WC): 29 m²
- access to
*a stone staircase leading down to the 37 m² vaulted cellar
*a large corner room with 'cœur de demoiselle' flooring: 43 m²
*an old entrance hall with 'cœur de demoiselle' flooring: 20 m² leading to another oak staircase

FIRST FLOOR
Landing leading to:
- 4 bedrooms (13, 13, 16, 9 m²), 2 of which have Louis XIV-style fireplaces decorated with Italian-style paintings.
- a bathroom (to be renovated): 5 m²
- a WC
From the ground floor, a wooden spiral staircase leads to:
*a large corner room with a painted fireplace (depicting St Hubert contemplating a stag): 44 m²
*a room with a fireplace, 14 m²

SECOND FLOOR
- Convertible attic. 3 rooms currently measuring approximately 14, 50 and 100 m²

*GRAVEL COURTYARD
*Cemented GARAGE for 3 cars
*30 m³ TANKER
*BOILER ROOM
*BREAD OVEN / WOOD STORAGE ROOM
*BARN/WORKSHOP: 65 m²
*WELL

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