

## Detached character farmhouse with large attached barn to renovate



## INFORMATION

|                    |                              |
|--------------------|------------------------------|
| <b>Town:</b>       | <b>Saint-Ciers-Champagne</b> |
| <b>Department:</b> | <b>Charente-Maritime</b>     |
| <b>Bed:</b>        | <b>0</b>                     |
| <b>Bath:</b>       | <b>0</b>                     |
| <b>Floor:</b>      | <b>110 m2</b>                |
| <b>Plot Size:</b>  | <b>8150 m2</b>               |



## IN BRIEF

This traditional old farmhouse presents huge possibilities and is looking for its next owner to bring it back to life. The main farmhouse is currently 110m2 and consists of 5 rooms on the ground floor, an old wine store to the rear and huge attached barn of approximately 220m2. There is also attic space of approximately 100m2 potentially doubling the habitable space once renovated. Part of the roof has fallen in so this will probably need a new roof however, many of the original features remain within the house so its a worthwhile project

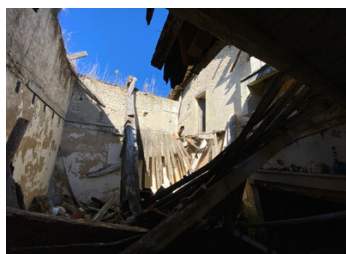
Situated in a private and peaceful countryside plot, the property is well located 10 minutes from Jonzac and Barbezieux 1 hour from Bordeaux, 1 hour Atlantic coast, 45 minutes to Angouleme(TGV direct to Paris).

## 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.



## DESCRIPTION

### Ground Floor

- 5 rooms totalling approximately 110m2
- Attic space with 2 remaining rooms approximately 100m2
- Attached barn 220m2
- Old wine store to the rear

\*Electric and water connected

\*Requires a septic tank installation

\*\*\*photos of the house before the roof partially collapsed available on request\*\*\*

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

## NOTES