LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42598CGL16 Price: 110 450 EUR

agency fees included: 0 % TTC to be paid by the buyer (105 000 EUR without fees)

**Charming renovated stone house. 2 bedrooms. Garden. Barns. Potential for extension. Close to Mansle.**

EXCLUSIVE



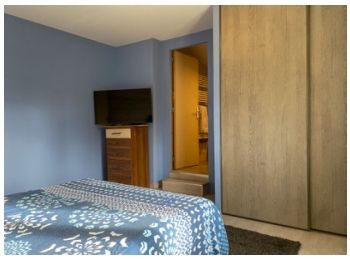




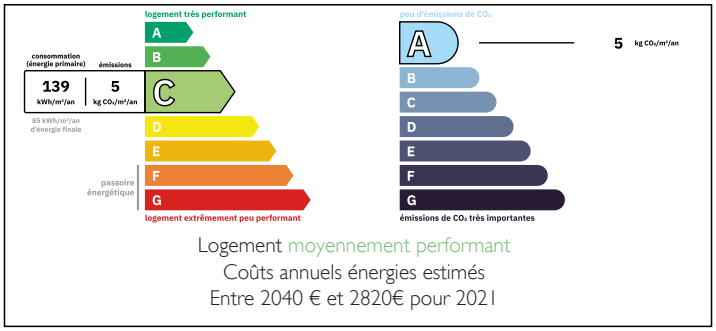








## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2040 € et 2820€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Valence |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 160 m2 |
| Plot Size: | 1995 m2 |

## IN BRIEF

A good energy rating for this renovated former stone barn.
Located in an authentic and charming Charentais village, this house has everything to welcome you comfortably and warmly: its spacious and bright living area, its two bedrooms, its pellet insert stove, and its recent insulation. The convertible attic offers excellent potential for further extension. Some finishing work (painting and floor coverings) is to be expected, allowing you to personalise the house to your taste.
The adjoining barns are another major asset: storage, workshops, hobby spaces—it's up to you to decide!
Very well oriented, the house opens onto a clear, open garden bordering a poplar grove.
A real favourite for all lovers of walks or fishing (a river is very close by).

Only 5 km from the nearest amenities
10 km from Mansle (and the N10 with access to

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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## LOCAL TAXES

**Taxe foncière:** **1200 EUR**

## NOTES

## DESCRIPTION

This house comprises :

GROUND FLOOR
Hallway: 7 m²
WC
Pantry/Laundry room: 5.2 m²
Large open-plan space including:

Open kitchen: 19 m²
Dining room: 48 m²
Lounge: 26 m²

FIRST FLOOR
Bedroom 1 with en-suite shower room and WC: 15.5 m² and 5 m²
Bedroom 2: 14.5 m²
Convertible attic: 47 m²

OUTSIDE
Barns/Garage: 70 m² and 100 m²
Storage outbuilding: 40 m²
Garden with covered area
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr