LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42755REC16 Price: 36 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (30 000 EUR without fees)

Two stone houses to renovate in a small hamlet near Aubeterre-sur-Dronne in the south Charente

EXCLUSIVE















INFORMATION

Town:	Saint-Romain
Department:	Charente
Bed:	0
Bath:	0
Floor:	110 m2
Plot Size:	458 m2

IN BRIEF

Nestled in the Charente countryside, in a tourist-friendly area ideal for gîtes or rental income projects, this property comprises two adjoining stone houses to renovate, with their outbuildings, set on a 458 m² plot.

The roofs have been redone, and many original features have been preserved, including arched doors and windows, traditional timber framing, tiles, as well as a balcony offering panoramic views of the valley.

The interiors are ready to be designed and adapted according to your desires and imagination. This property exudes charm and offers great potential, with the possibility of creating a large family home or keeping two independent dwellings.

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.

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NOTES

DESCRIPTION

Ideally situated in a peaceful rural setting near Aubeterre-sur-Dronne, a popular tourist village with bars, restaurants, and shops, this characterful property is just waiting for you to transform it into a beautiful home with modern amenities.

The two stone houses date from before 1800. The roofs are in good condition, and the attics are convertible, offering approximately 68 m² of additional space with a superb traditional timber frame. The stone walls are solid and in good condition, retaining their original arched openings.

Inside, there are five rooms with exposed stone and beams, including two with original fireplaces, ready to be fully renovated according to your desires and imagination.

Several projects are possible: the two houses could easily be combined into a large family home, or kept as two independent dwellings for a gîte or rental income project.

The property also benefits from a 43 m² basement, a small adjoining shed, and a balcony offering breathtaking panoramic views over the surrounding fields and woods.

The entire property requires renovation: sanitation, electricity, insulation, heating, kitchen, and bathrooms. Water and electricity meters will need to be installed.

A property with exceptional potential and undeniable charm, in a privileged setting.

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