LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43239DGE16 Price: 143 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (135 000 EUR without fees)

Farmhouse in need of complete renovation with plot of land suitable for building















INFORMATION

Town:	Champmillon
Department:	Charente
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1979 m2

IN BRIEF

Former wine-growing farmhouse with numerous outbuildings, located in the commune of Champmillon, 20 minutes from the Angoulême plateau and its high-speed train station.

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.

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

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DESCRIPTION

In its current configuration, this old farmhouse comprises:
Main house of 120m² on two levels plus attic
Possibility of extending the living space in the adjacent buildings (wine press 62m², wine cellar 100m² or rear barn 100m² with attics)

Chicken coop, grain store, stables and shed

1,979m² plot of land, fully enclosed by a wall, with a well

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

LOCAL TAXES

Taxe foncière: **383 EUR**

NOTES

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