LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

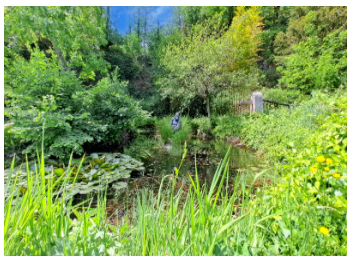
Ref: A44566REM16 Price: 56 600 EUR

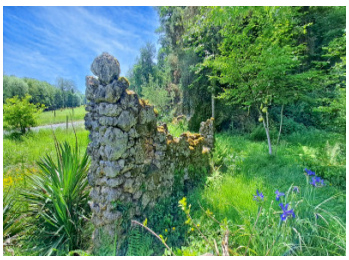
agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

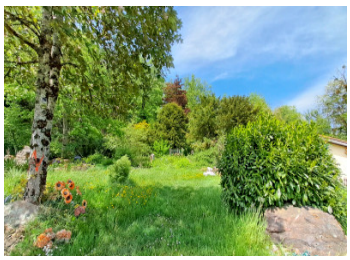
Beautiful disused quarry! Great surroundings, perfect for self sufficiency.















INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	1
Bath:	0
Floor:	32 m2
Plot Size:	7450 m2

IN BRIEF

Beautiful former quarry, on an expansive 7,450 m² plot. Surrounded by striking natural rock formations, features a tranquil spring-fed pond and complete privacy with no near neighbours. The building operates off-grid with no mains electricity but benefits from mains water

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44566REM16 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)







NOTES

DESCRIPTION

A rare opportunity to acquire a unique, former quarry, offering a truly distinctive natural setting. on an extensive 7,450 m² plot, surrounded by dramatic rock formations that create a striking and characterful landscape.

Accessed by the road,the location enjoys a peaceful, unspoiled environment with no immediate neighbours, making it ideal as a retreat, as an off-grid lifestyle property. The land itself is a key feature, combining rugged stone backdrops with open areas and a charming spring-fed pond that adds to the tranquil atmosphere.

The building on the location of 32m2 supports an off-grid way of living. While there is no connection to mains electricity, there is a mains water supply. The setting offers a rare blend of independence and natural beauty, with the former quarry providing both shelter and a unique visual appeal.

This is a for those seeking something out of the ordinary — a private haven immersed in nature, with remarkable geological features and a sense of complete escape.

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