LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45019REC16 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Near Chalais, a detached farmhouse to renovate, with adjoining barn and a pleasant 626 m garden.

EXCLUSIVE















INFORMATION

Town:	Chalais
Department:	Charente
Bed:	2
Bath:	0
Floor:	80 m2
Plot Size:	626 m2

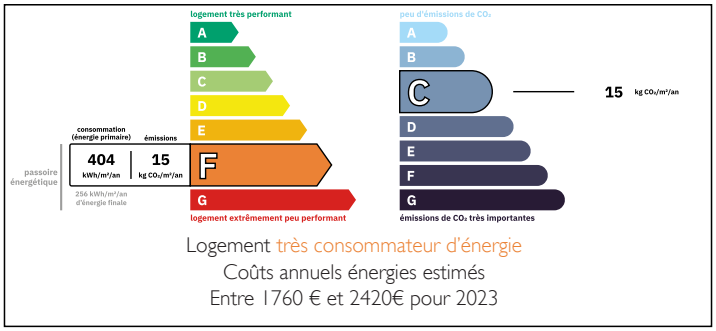
IN BRIEF

This old farmhouse with an adjoining barn is set in the countryside, just 2 kilometres from the centre of Chalais and all amenities. The property enjoys a peaceful setting at the end of a quiet lane, with footpaths leading across the fields and woods nearby.

Currently used as a holiday home, the farmhouse has already benefited from major works, including new roofs and updated electrics, although the renovation project still needs to be completed. The single-storey accommodation offers a living room with fireplace and wood-burning stove, two bedrooms, a kitchen and a utility room, providing approximately 80 sqm of living space, with further potential for extension into the beautiful adjoining barn or the attic above.

The property has single-glazed wooden windows, while the kitchen and bathroom facilities remain to

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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

Nestled in a peaceful and green setting at the end of a quiet lane, this charming former farmhouse with its adjoining barn will appeal to lovers of nature and authenticity. Located just 2 kilometres from the centre of Chalais and all amenities, the property also benefits from footpaths directly accessible from the house.

Currently used as a holiday home, this traditional Charentaise property has already undergone important structural improvements, including a new roof and updated electrical installation, leaving future owners the opportunity to complete the renovation project according to their own taste and lifestyle.

The single-storey living accommodation currently offers approximately 80 sqm and comprises a cosy 28m² living room with fireplace and wood-burning stove, two bedrooms each approximately.14m², a 12m² kitchen with a door leading out into the garden and a 12m² utility room. The existing volumes still offer excellent potential for extension thanks to the beautiful adjoining barn and the attic above, allowing for the creation of substantial additional living space.

A real hidden gem is the additional 16 sqm room with its own discreet exterior access, which could easily be connected internally to the main house.

Outside, the garden provides a peaceful setting to fully enjoy the surrounding countryside and the charm of this unspoilt rural environment with views across the valley.

The property is fitted with single-glazed wooden windows, while the kitchen and bathroom facilities remain to be completed. Insulation and drainage works are also required, offering the perfect opportunity to create your own...