LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45690REM16 Price: 189 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (175 000 EUR without fees)

OFFER ACCEPTED - Beautiful detatched house with large gardens, crying out for renovation!















INFORMATION

Town:	Massignac
Department:	Charente
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	4409 m2

IN BRIEF

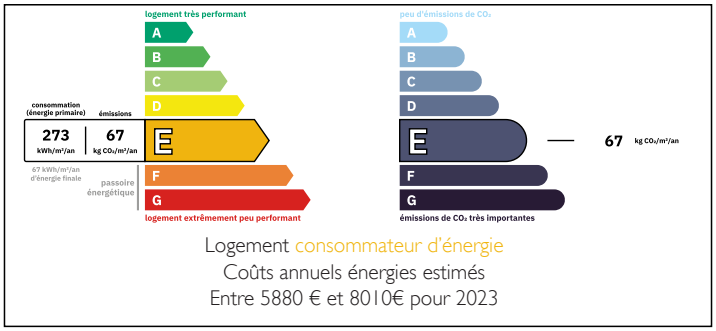
Renovation Project in the Heart of Massignac

Situated in the heart of Massignac, this character property offers excellent potential for renovation. The house provides approximately 200 m² of living space, comprising 5 bedrooms and 2 bathrooms.

Set on a generous 3,261 m² garden plot, the property also benefits from substantial outbuildings, including four barns and a garage, offering a wide range of possibilities for storage, workshops, conversion projects, or additional accommodation (subject to the necessary permissions).

Connected to mains drainage, this is an ideal opportunity for buyers seeking a renovation project in a village setting with amenities close at hand.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5880 € et 8010€ pour 2023

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:	**2006 EUR**

NOTES

DESCRIPTION

Substantial Village House with Outbuildings and Large Garden – Renovation Opportunity in the Heart of Massignac

Located in the centre of the popular village of Massignac, within walking distance of local shops and amenities, this substantial detached character property offers approximately 200m² of accommodation, extensive outbuildings and a generous 3,261m² garden.

The ground floor comprises an entrance into a spacious 17m² kitchen, a 20m² dining room featuring an insert fireplace, a 25m² lounge with fireplace, and a second 17m² sitting room, also with a fireplace. A 5m² shower room completes the ground floor accommodation.

On the first floor are five bedrooms comprising a 13m² bedroom, a spacious 20m² bedroom with fireplace, a 17m² bedroom, a 12m² bedroom and a 16m² bedroom. There is also a 7m² family bathroom and a separate WC.

Above, a 65m² attic offers excellent potential for conversion into additional living accommodation, subject to the necessary permissions.

Externally, the property benefits from a wide range of outbuildings including a 31m² garage, a 56m² barn, a 70m² barn, a large 140m² open barn and a 39m² block-built barn. These versatile buildings provide superb opportunities for storage, workshops, hobbies, livestock or future development projects.

The property is connected to mains drainage and sits within a large enclosed garden of 3,261m², offering ample space for gardening, recreation or landscaping.

Ideally situated close to the beautiful lakes of the Haute Charente region, this property combines village convenience with easy access to outdoor