

Beautiful detached house with large gardens, crying out for renovation!



## INFORMATION

Town:	Massignac
Department:	Charente
Bed:	5
Bath:	2
Floor:	200 m <sup>2</sup>
Plot Size:	3261 m <sup>2</sup>



## 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 m<sup>2</sup> of living space, comprising 5 bedrooms and 2 bathrooms.

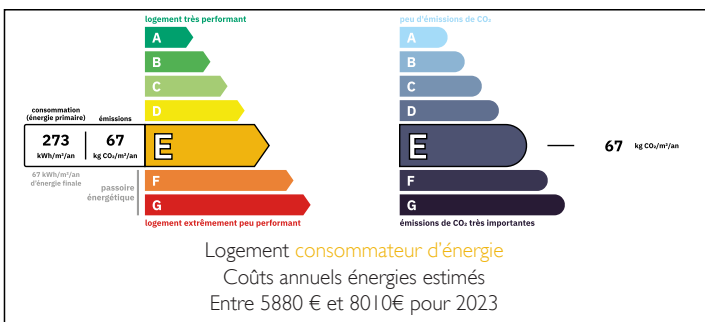


Set on a generous 3,261 m<sup>2</sup> garden plot, the property also benefits from substantial outbuildings, including four barns and a garage, offering a wide range of possibilities for storage, workshops, conversion projects, or additional accommodation (subject to the necessary permissions).



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



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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.



## 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 200m<sup>2</sup> of accommodation, extensive outbuildings and a generous 3,261m<sup>2</sup> garden.

The ground floor comprises an entrance into a spacious 17m<sup>2</sup> kitchen, a 20m<sup>2</sup> dining room featuring an insert fireplace, a 25m<sup>2</sup> lounge with fireplace, and a second 17m<sup>2</sup> sitting room, also with a fireplace. A 5m<sup>2</sup> shower room completes the ground floor accommodation.

On the first floor are five bedrooms comprising a 13m<sup>2</sup> bedroom, a spacious 20m<sup>2</sup> bedroom with fireplace, a 17m<sup>2</sup> bedroom, a 12m<sup>2</sup> bedroom and a 16m<sup>2</sup> bedroom. There is also a 7m<sup>2</sup> family bathroom and a separate WC.

Above, a 65m<sup>2</sup> 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 31m<sup>2</sup> garage, a 56m<sup>2</sup> barn, a 70m<sup>2</sup> barn, a large 140m<sup>2</sup> open barn and a 39m<sup>2</sup> 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 3,261m<sup>2</sup>, 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

## LOCAL TAXES

Taxe foncière: **2006 EUR**

## NOTES