LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45819FEM16 Price: 56 600 EUR

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

A 156-square-metre barn with a 35-square-metre outbuilding.















INFORMATION

Town:	Grassac
Department:	Charente
Bed:	0
Bath:	0
Floor:	156 m2
Plot Size:	2300 m2

IN BRIEF

156 m² barn with a concrete floor, complemented by a 35 m² outbuilding, set on a ideally located 2,000 m² plot. The roof has been partially renovated. Offering great potential for renovation, storage, or conversion projects. A fantastic opportunity not to be missed!

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: A45819FEM16 Price: 56 600 EUR

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







LOCAL TAXES

Taxe foncière: **231 EUR**

NOTES

DESCRIPTION

Character Barn with Strong Potential – 2,000 m² Plot

Located in a highly desirable setting, this barn offers excellent development potential for a renovation project, storage use, artisanal or business activities, or conversion into a residential property (subject to planning permission and local regulations).

With a ground-floor area of approximately 156 m², the building benefits from a fully concrete floor, providing a solid and practical foundation for a wide range of uses.

A 35 m² outbuilding complements the property, ideal as a workshop, storage space, or for future conversion and additional development.

The barn's roof has already been partially renovated, with half of the surface area recently replaced, representing a significant investment already completed.

The property sits on approximately 2,000 m² of land, offering generous outdoor space and numerous possibilities for use and development.

Key Features:

Barn with a ground-floor area of 156 m²
Concrete flooring throughout
35 m² outbuilding
Roof partially renovated
2,000 m² plot
Prime location
Numerous development opportunities

A rare opportunity for renovation enthusiasts and project developers seeking a property with outstanding potential for future growth and transformation.

Viewing highly recommended.

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