LEGGETT IMMOBILIER INTERNATIONAL

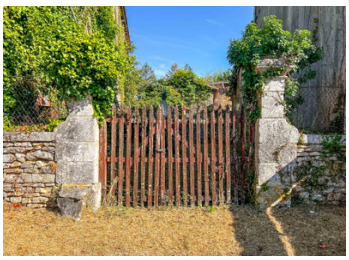
www.frenchestateagents.com

Ref: A45845CGL16 Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

Beautiful 135 m barn with adjoining outbuildings. Former residential building. Small garden.















INFORMATION

Town:	Cellefrouin
Department:	Charente
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	576 m2

IN BRIEF

Charming barn and former residential building. Just 10 minutes from Chasseneuil, this property offers the opportunity to create your dream home or simply make use of its generous storage space.
The buildings are already connected to electricity. Mains drainage and water connections can be installed very easily.
Only 6 km from nearby villages offering shops and schools.
A great 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.
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DESCRIPTION

The property comprises :
*residential section : approximately 100 m² on a compacted earth floor, with an upper level (N+1) featuring a timber floor structure
*Barn : approximately 135 m²
*Small adjoining outbuildings
*Small garden
*Front courtyard

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

NOTES

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