

Old farmhouse to renovate with attached barn and 1,673 m garden.



INFORMATION

Town:	Nabinaud
Department:	Charente
Bed:	1
Bath:	1
Floor:	109 m2
Plot Size:	1673 m2

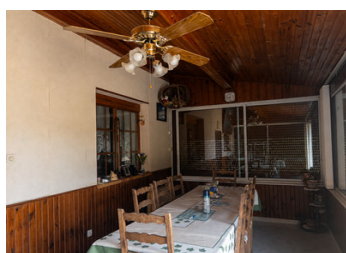
IN BRIEF

Nestled in a peaceful rural hamlet a few kilometres from Saint-Séverin and Aubeterre-sur-Dronne, this former farmhouse and outbuildings offer a tranquil lifestyle surrounded by nature.

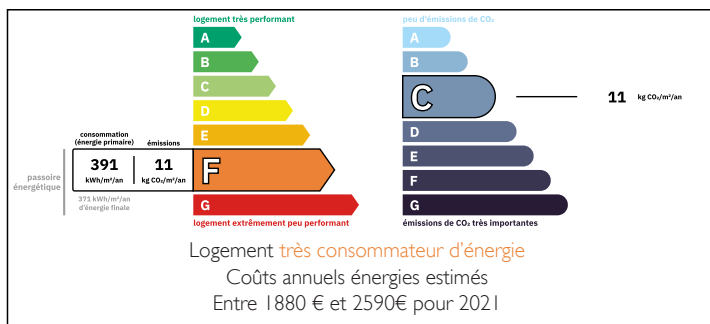
The tiled conservatory opens into a spacious living room featuring exposed beams and a fireplace. To the left is the kitchen, with a hallway leading to a utility room and a separate WC.

The ground floor also offers a generous 31 m² bedroom, a shower room, a separate WC, and a door providing direct access to the garden.

Outside, the former pigsties have been converted into three additional rooms and a large barn with a workshop and cellar is ready to accommodate your future projects. Parking is available at the front of the property, while the garden to the rear completes the setting.



ENERGY - DPE



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.



DESCRIPTION

The House

Conservatory – 19.5 m² – Tiled floor, electric shutters.

Living room – 41 m² – Tiled floor, exposed beams, fireplace with wood-burning insert.

Kitchen – 16 m² – Tiled floor, electric oven, gas hob and extractor hood.

Bedroom – 31 m² – Laminate flooring, double glazed window with rolling shutters.

Garden entrance hall – 4.3 m² – Tiled floor.

Separate WC – 2 m² – Tiled floor.

Utility room with WC – 7.3 m² – Tiled floor.

Hallway – 3 m².

Shower room – 6 m² – Tiled floor, electric radiator.

Former Pigsties

Three additional rooms of approximately 10 m² each.

Attached Barn

61 m² – Concrete floor, workshop area, cellar and laundry area.

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

NOTES