LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47824TSM16 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Pretty stone 2 bed cottage recently renovated, large barns, 2nd house to renovate and garden with bread oven

EXCLUSIVE

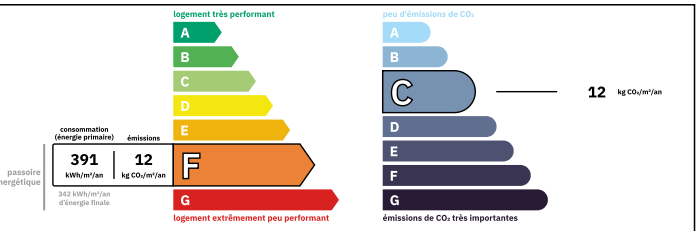
INFORMATION

Town:	Chirac
Department:	Charente
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	2388 m2

IN BRIEF

Set in a peaceful hamlet approximately 4 km from the village of Chirac and 7 km from the popular town of Chabanais, this versatile property comprises a compact, fully renovated 62 m² stone house, two substantial barns and a second house to renovate. The comfortable main house offers two bedrooms, a fitted kitchen, wood-burning stove, double glazing and new electrics. The barns, measuring approximately 103 m² and 129 m², have sound roofs with new timbers and provide excellent parking for cars or a motorhome, workshop space for a mechanic, or extensive storage. The former house could become a gîte or accommodation for family and friends, subject to permission. Chabanais offers shops, restaurants, schools, healthcare services and a weekly market, while Limoges Airport is approximately 45 km away—around 40 minutes by car.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1310 € et 1830€ pour 2022

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:	**159 EUR**

NOTES

DESCRIPTION

A covered terrace runs along the front of the main house, providing a sheltered area for outdoor dining and relaxation.

Inside, the cosy living room (17.28 m²) is full of character, with exposed ceiling beams, a wooden floor and a wood-burning stove set within a traditional fireplace. The staircase leads directly to the first floor, while a glazed door opens onto the covered front terrace.

The newly fitted kitchen (10.61 m²) combines modern practicality with traditional character, featuring exposed ceiling beams, wooden flooring, dark Shaker-style units, wooden worktops and a Belfast sink. It is equipped with an electric oven and hob, while the central island provides a useful dining and food-preparation area.

The ground-floor shower room (4.6 m²) has a large walk-in shower, washbasin and WC, together with space and plumbing for a washing machine.

Upstairs, bedroom one measures 13.2 m² and benefits from built-in storage. Bedroom two measures 11.62 m² and has an adjoining dressing area of 4.48 m², equipped with a washbasin and WC.

The house is double glazed throughout and benefits from a completely renewed electrical installation, making it ready for immediate occupation.

Outside, a restored bread oven is housed within a separate stone building of approximately 11 m². A large gravelled parking area lies between the house and the barns, providing plenty of space for several cars, a motorhome or other vehicles.

The two substantial barns measure approximately 103 m² and 129 m². Their roofs are in very good condition, with new roof timbers. The barns provide...