LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47944MUC16 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

A historic Charente farmhouse in need of restoration, offering significant potential in a beautiful setting.

EXCLUSIVE















INFORMATION

Town:	Lignières-Sonneville
Department:	Charente
Bed:	0
Bath:	0
Floor:	216 m2
Plot Size:	7379 m2

IN BRIEF

This spacious farmhouse, built of Charente rubble stone and in need of restoration, offers great potential in the Grande Champagne region, between Segonzac and Barbezieux. Set on a beautiful, enclosed lot of 7,379 m², this property will appeal to enthusiasts of historic restoration, developers, or those seeking an authentic property with a wide range of renovation possibilities. The main house, measuring approximately 216 m², consists of 3 rooms on the ground floor and 2 large rooms upstairs, allowing you to redesign the interior layout and space according to your preferences. The property features numerous adjoining outbuildings: 3 barns, a workshop, a bread oven, a storage shed, and a wine cellar. With its rubble-stone walls, generous spaces, unique history, and authenticity, this large property is full of character. A rare find suitable for a family, professional, tourism, or heritage...

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

- a main house of approximately 200 m² with 3 rooms on the ground floor and 2 rooms upstairs
- a 44 m² shed, a former bread oven, a 67 m² barn, a barn divided into two sections (79 and 71 m²), a 30 m² barn, a 29 m² workshop, and a 140 m² wine cellar
- a well
- connected to water and electricity

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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