LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48197REM16 Price: 99 000 EUR

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

Fantastic renovation opportunity ! 100m from Lac De Mas Chaban!















INFORMATION

Town:	Lésignac-Durand
Department:	Charente
Bed:	2
Bath:	1
Floor:	134 m2
Plot Size:	5920 m2

IN BRIEF

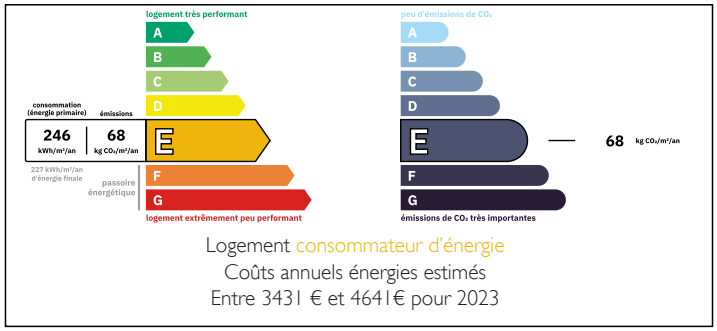
Renovation Property Near Lac de Lavaud – A Fantastic Opportunity

A charming renovation property offering excellent potential, set in a desirable location just 100 metres from Lac de Mas Chaban. The property comprises two bedrooms, one bathroom, a large lounge and a separate kitchen.

Outside, the property benefits from over 5,000m² of garden and land, an attached barn and a huge separate barn, offering a wealth of possibilities for storage, workshop space or future projects, subject to the necessary permissions.

An ideal opportunity for those looking to create their dream home, holiday retreat or rural investment in a beautiful lakeside setting.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3431 € et 4641€ pour 2023

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: **347 EUR**

NOTES

DESCRIPTION

Situated just 100 metres from the beautiful Lac de Mas Chaban, this spacious property offers an exciting opportunity to create a wonderful family home, holiday home or rural retreat. In need of renovation, the property boasts generous living accommodation, traditional features, substantial outbuildings and over 5,000m² of garden and land, making it ideal for buyers looking for a project with plenty of potential.

The House

The ground-floor accommodation includes a spacious 21m² kitchen featuring an attractive open fireplace, providing a lovely focal point and the opportunity to create a traditional country kitchen. There is also a separate 17m² dining room, perfect for family meals and entertaining, and a 22m² lounge all with wooden flooring, offering a comfortable living space.

The property benefits from oil-fired central heating, while the wooden floors and original fireplace add to its traditional character.

The first bedroom measures a generous 17m², with the second bedroom measuring 11m². The 7m² bathroom is fitted with a shower, and there is a separate WC for added convenience.

A further 17m² third bedroom is also available to renovate, offering the potential to create an additional bedroom, guest room or home office, subject to the required works.

Barns and Outbuildings

One of the property's major attractions is its excellent range of outbuildings. An impressive 83m² attached barn provides substantial storage space and could offer exciting possibilities for a workshop or other uses, subject to the necessary permissions. In addition, there is a huge 200m² open barn,