

Total renovation project : House with seven rooms, large attic space, two barns and land in a small hamlet.



INFORMATION

Town:	Montignac-le-Coq
Department:	Charente
Bed:	0
Bath:	0
Floor:	135 m2
Plot Size:	8700 m2

IN BRIEF

This property could make a wonderful and really lovely family home. There are two large barns, one to the side of the property and one at the back of the property. These two barn could also make more accomodation if desired. The house is tucked away down a tiny lane with no through traffic as the lane ends at the property ! The land is mainly to the side of the house and has been recently cleared. There is also a tiny brook at the bottom of the land.



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.



LOCAL TAXES

Taxe foncière: **793 EUR**

NOTES

DESCRIPTION

Room sizes :

Downstairs.

Entrance hall - 4.95 m²

Original kitchen with chimney - 33.15 m²

Back room with cupboard & chimney - 20.40 m²

Cellar space - 14 m² (long & thin space)

Upstairs.

Corridor - 8.65 m²

Room 1 - 17.10 m²

Room 2 with chimney 26.50 m²

Room 3 - 12.10 m²

Room 4 - 13.10 m²

Room 5 - 3.75 m².

Exterior.

Barn 1 - 100m²

Barn 2 - 150 m².

Land - 8700 m².

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