LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48743TSM16 Price: 29 950 EUR

agency fees to be paid by the seller

ONLY 29,950 – Stone Barns with Conversion Potential, 3,739 m Land and Countryside Views, Chabrac















INFORMATION

Town:	Chabrac
Department:	Charente
Bed:	0
Bath:	0
Floor:	425 m2
Plot Size:	3739 m2

IN BRIEF

Set in the heart of the beautiful Charente Limousine countryside, near Chabrac, this property enjoys a peaceful rural location surrounded by rolling countryside, open fields and charming villages.

The nearby town of Chabanais, approximately 6 km away, offers a supermarket, bakeries, restaurants, a pharmacy and everyday amenities. Saint-Junien, around 15 km away, provides a wider range of shops, services and medical facilities, while Limoges and its airport are also within easy reach.

An outstanding opportunity at just 29,950€! Offering 3,739 m² of land and substantial traditional stone buildings, the property benefits from a valid positive CUb (outline planning certificate) for residential conversion. The main barn requires a new roof and significant renovation work, making this an exciting, realistically priced project for buyers with the vision to create their own countryside home.

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.

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LOCAL TAXES

Taxe foncière:	**18 EUR**

NOTES

DESCRIPTION

A fantastic opportunity for experienced renovators – just 29,950 for a quick sale!
Why buy an empty building plot when you could have substantial traditional stone buildings already standing? This property presents an exciting opportunity for buyers with the vision, skills and budget to create something special.
Set on approximately 3,739 m² of land, the property comprises a substantial traditional stone barn, a second stone outbuilding and additional lean-to space, all surrounded by attractive countryside.

Main Stone Barn – Approximately 425 m²
The impressive main barn provides generous space with considerable potential for conversion. Divided into 2 parts by an internal stone wall, each part with it's own access -large front and side doors. There is an open hangar to the right hand side of the barn.
Important: The main barn roof is in poor condition and requires complete replacement. This is a substantial renovation project, and buyers should allow for the cost of roofing, structural assessments and conversion works when planning their budget, the current price reflects this.

Second Stone Outbuilding
A separate former piggery offers further development potential, with previous planning permission for conversion into approximately 60 m² of habitable accommodation. This could offer possibilities for additional accommodation or a separate living space, subject to obtaining any necessary planning approvals.

Land and Services
The total plot size is 3,739 m², with attractive views over the surrounding countryside.
Water and electricity are already connected, and an individual drainage installation has received approval.

Planning and Renovation
A major advantage of this property is its valid positive...