



## Cottage With Attached Barn And Garden



### Emlakçı Bilgisi

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Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 23,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Bernac
Posta kodu:	16700
Yayınlandı:	21.09.2023

### Açıklama:

REDUCED in price - Cottage With Attached Barn And Garden, to renovate completely, with an attached garden of 843m2. Good potential. Possibility to convert the barn to increase the habitable surface of the house.

The house offers two rooms of 25m2 each, each one with an open fire and windows.

The barn, which communicates with the house, has a surface of approx 90m2 on each floor and there are two floors. It has an access on the street, so the barn could also suit for a garage.

This property is full of charm and could make an ideal holiday home, once renovated.

It is situated in a village at 5 minutes (by car) from the local market town.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.



Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Genel Bilgiler

Arazi Büyüklüğü: 843 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.908.234



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