

House - 70 m<sup>2</sup>  
CHERVES CHATELARS

HAI  
Price: €85 500 \*  
Honorary Award Excluded: €80 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Renovation Project with great potential! Beautiful rural setting for this south-facing old stone farmhouse with large attached Barn and outbuildings on approx. 2 Hectares of land with lovely views! In Brief: Requires work to be habitable; Kitchen-Living Room; corridor; 3 Beds; Shower room; WC; large Attic; Large attached Barn; ancient Cottage; Log Shed; attached fields of just under 5 acres and a few small plots in the hamlet. Septic Tank (non-conforming); old oil CH. Situation: 16310 Cherves- Chatelars. Edge of a quiet Hamlet in a lovely rolling, rural setting with neighbours to the front only; 7 minutes drive from 2 Villages with Bakeries, Restaurants etc; 15 Mins from the Market town of Chasseneuil sur Bonnieure; 40 mins from the rampart city of Angouleme; 45 mins Limoges Airport. Description: This stone "Fermette" was sadly abandoned about 5 years ago; the roofs appear to be in reasonable repair and the ground floor of the farmhouse could be a basic habitation quite quickly. This is a property that could reap large rewards; currently around 70m<sup>2</sup> on the ground floor laid out as follows: Entrance into the Kitchen/Living Area (approx.. 24.5m<sup>2</sup>), partly tiled and partly wooden floor; fireplace; Sink with tiled splashback; tiled Corridor (with old oil central heating boiler) leading to the Shower Room and WC (an extension in the barn without conforming drainage) and 3 Bedrooms (approx. 9.8, 10.3 and 10.5m<sup>2</sup>) with parquet floor. A staircase in the barn leads to a large convertible attic (approx.68m<sup>2</sup>). All single-glazed with old oil central heating system. Septic Tank - non-conforming. Energy: G 468 GHGE: G- 128 Outbuildings: Impressive attached stone

barn of approx. 92m<sup>2</sup> with height for a floor. A door in the back wall of the barn leads to a small ancient stone cottage (2 rooms) with stone fireplace; Log shed/Piggery at the end of the barn. Land: Approx. 21063m<sup>2</sup> (5.2 acres), mostly attached and mainly pasture; 3 small diverse plots (that were buildings, since pulled down). Lovely views down the valley.

## LE BIEN EN DETAIL

Reference : 831LA16  
Town : CHERVES CHATELARS  
Transaction : Sales  
Type of property : House  
Price including charges : €85 500  
Surface : 70 m<sup>2</sup>  
Land : 21063 m<sup>2</sup>  
Construction : 1900

Living room : 24.5 m<sup>2</sup>  
Number of rooms : 4  
Number of bedrooms : 3  
Shower room : 1  
Heating : Fioul



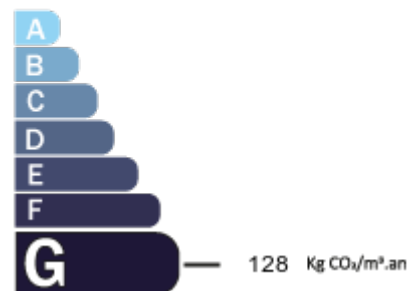
## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year

\* Dont émissions de gaz à effet de serre



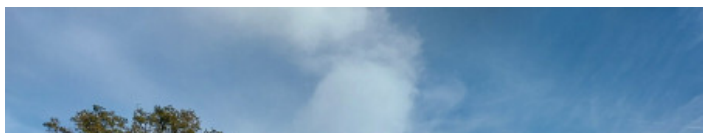
## LE BIEN EN PHOTOS











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