



## Farm to restore with a lake and approx 14 acres of land in the Charente (ref 3756-3758),

16310, Roussines, Charente, Nouvelle-Aquitaine

\* Available \* 2 Beds \* 1 Bath

Farm to restore with a lake and approx 14 acres of land in the Charente (ref 3756-3758)

# €160,500

Ref: pie3757

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**French Entrée** 

## Property Description

This farm property to restore is situated in a quiet area of the Charente country side, and is composed of \* a first house to renovate with, on the ground floor, - a kitchen (~15 sqm), concrete floor, exposed beams - a sitting room (~40 sqm) with fireplace, concrete floor, exposed beams - a dining room (~15 sqm), and, on the first floor, - a corridor with fitted wardrobe - two bedrooms of about 15 sqm each, one with fireplace - a bathroom A second house to renovate comprises on the ground floor - a lounge / dining room (~40 m<sup>2</sup>) with a fireplace, exposed beams, and, on the first floor, - bedroom 1 (~11 sqm), wooden floor, exposed beams - bedroom 2 (~15 sqm), wooden floor, exposed beams - bedroom 3 (~15 sqm), wooden floor, exposed beams - bedroom 4 (~15 sqm), roof height Connected to town water and electricity network. No heating nor sewage drainage system in place. Energy rating non applicable. \* Outbuildings - one outbuilding of about 30 sqm and one other of about 35 sqm Land, wood land and meadows, for about 14 acres with a lake of approx. 1.2 acres water surface area. All over surface area ~5,76 hectares (~14.2 acres)

