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## Exceptional Set in Charente

Ladiville , Charente , Nouvelle Aquitaine



# €265,000

inc. of agency fees

5 Beds

293 sqm

Between BARBEZIEUX and ANGOULEME (16) - This sleeping beauty is exceptional on several points This mansion has never been finished...

### At a Glance

**Reference** MFH-CLM06169

**Near to** Ladiville

**Price** €265,000

**Bed** 5

**Pool** No

**Hab.Space** 293 sqm

**Land Tax** N/A

### Property Description

Between BARBEZIEUX and ANGOULEME (16) - This sleeping beauty is exceptional on several points This mansion has never been finished or occupied. In this rare place, time has stood still. There are no domestic installations or modern equipment The woodwork and parquet floors are in a state of conservation that will delight lovers of authenticity.

The building built on a cellar benefits from a large adjoining barn with a beautiful laundry room with cut stone walls. It is surrounded by large outbuildings, some of which are in ruins and others that are fully usable. They allow all kinds of projects for events, receptions, storage or even collections.

This remarkable property is built on a plot of more than one hectare, in a very pleasant and easily accessible environment.

## Summary

Property type:	House
Bedrooms:	5
Price	€265,000

## Key Information

Year Built:	1900
Internal Area:	293 sqm

## Location: Nouvelle Aquitaine



## Gallery













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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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