



### **Near Grassac (16)**

A small barn that is used as a garage set on a quiet country lane in over an acre of land and situated in a small hamlet, which is near to the village of Grassac, 10 minutes from Marthon with its shops, bars and restaurants, and 20 minutes from the supermarkets at Montbron. Angouleme is 25 minutes away and Limoges airport is 50 minutes away.

The building needs a new roof or could be demolished. The local Mairie has indicated that it could be possible to build a new house on the land, subject to planning.

1.25 acres.

**32,000 Euros**  
*(agent's fees incl)*

**LT 1955/10340JD16**

The barn and land are available with the house next door (LT1954/10341JD16).

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.