

RARE business opportunity, village property bar / restaurant \*TYPE 4\*, 3 bed, garden, terrace & garage



## INFORMATION

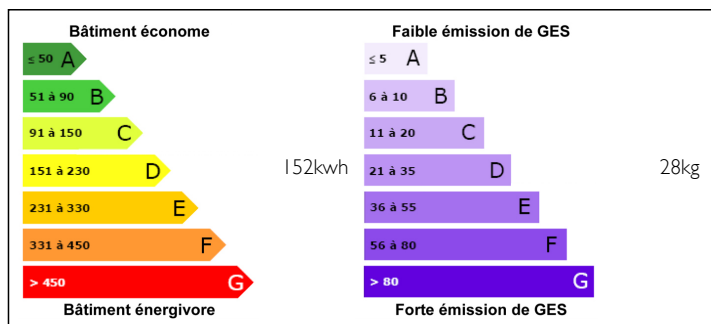
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	228 m2
Plot Size:	1040 m2

## IN BRIEF

Character stone property which is already run as a bar, this business could be greatly expanded on or the property could be a private and spacious home. At the back of the property which has two gated entrances is a lovely courtyard and beautiful garden. The property is in a traditional village close to amenities and the tourist activities of the Haute Charente.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property comprises on the ground floor: Large seating area with equipped bar, dining room, kitchen, sitting room, WC. On the first floor: Hallway, three bedrooms, two with dressing rooms attached, storage room, Bathroom with shower, bidet, WC. 2nd floor: Attic space which could be developed.

Attached garage, cellar, workshop.

Courtyard and garden.

Roumazières Loubert with 2 supermarkets, swimming lake and many amenities 5.9km

Chabanais with many amenities and on the pretty river Vienne 9km

Limoges Airport 35 minutes / Limoges city 44 minutes

Angoulême City with fast train / TGV link 47 minutes

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES