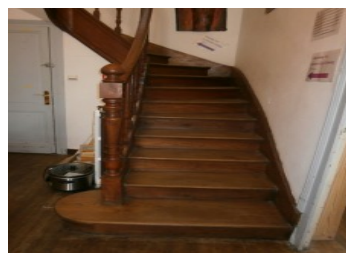
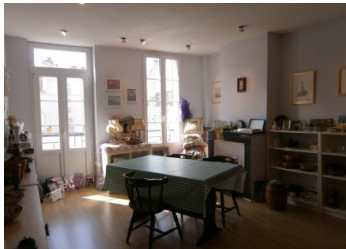


Large Imposing Town House Currently used as Individual Commercial Units and 3 Apartments Fantastic Rental Potential



INFORMATION

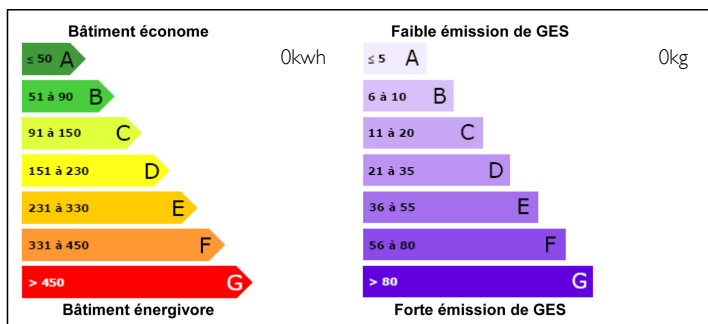
Town:	CHALAIS
Department:	Charente
Bed:	6
Bath:	5
Floor:	600 m2
Plot Size:	0 m2



IN BRIEF

This property has so much scope either for investment or for conversion to a home with earnings potential. Situated right in the centre of the busy market town of Chalais, this historical building is currently used to house several small shops and a cafe with 3 separate apartments attached but could be converted to a family home again or has the potential to be a Chambres d'hôte/Bed and Breakfast, subject to relevant permissions.

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

This 3 story building is accessible from the front to the main house and from the side to the apartments.

The ground floor of the house has a generous entrance hall and two rooms with original fireplaces to either side.

At the end of the hall is the kitchen. There is a WC and access to the cellar the original oak staircase to the first floor which is lit from above by a beautiful original light well.

On the first floor are two further rooms that could be used as bedrooms or one could be used as a first floor sitting room. There is also a shower room with WC.

On the top floor are two further potential bedrooms and another shower room with WC.

Next door, the 3 apartments all have a similar footprint and layout, each comprising large sitting room, double bedroom, shower room and kitchen.

The ground floor apartment has double doors in the sitting room.

There is access to the cellar from the vestibule.

From the top floor, there is access to the attic, which spans both sides of the building and has potential for conversion into further accommodation.

LOCAL TAXES

Taxe foncière: 3121 EUR

NOTES