

3 WOODEN CHALETS each with 2 bedrooms, plus 1 larger new wooden chalet to finish. Land with mature trees. IDEAL FOR A CAMPING BUSINESS.



INFORMATION

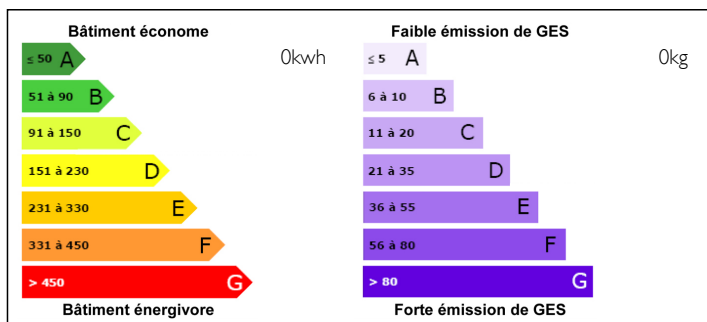
Town:	RIOUX MARTIN
Department:	Charente
Bed:	6
Bath:	3
Floor:	0 m2
Plot Size:	22765 m2



IN BRIEF

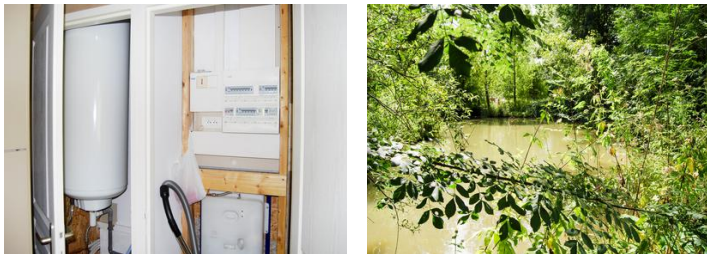
Situated on the edge of a small village in the Charente yet only 5 minutes from the bustling market town of Chalais

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

Each chalet comprises of

Open plan KITCHEN/LIVING ROOM (25M²) fully fitted kitchen with a range of wall and floor units, oven, hob and washing machine. Large cupboard which houses the fuse board, hot water tank. The kitchen opens into the living area which has French doors opening onto the COVERED TERRACE.

BEDROOM 1 (9M²)

BEDROOM 2 (8M²)

SHOWER ROOM with shower cubicle, W.C. and wash hand basin

Each chalet is fitted with double glazing and fitted with electric heating

They are built from Douglas fir and are extremely well insulated

They are connected to a new septic tank which confirms to today's standards

NOTES

THE UNFINISHED WOODEN CHALET has been built to the same specification, it could be finished to provide a 3 bed chalet or toilet facilities if the land was used for camping.

The land around the chalets is flat, it borders on a small river and it has a selection of mature trees. It really would be ideal for camping or for PODS.

The land is suitable for installing a swimming pool.