

Former bar and 6 bedroom chambre d'hôtes with 4 bedroom owners' apartment and building plot.

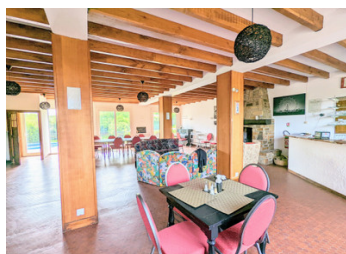


INFORMATION

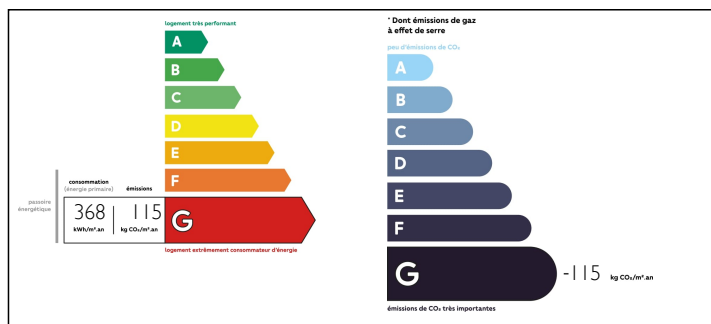
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|-------------|-----------------|
| Town: | Château-Chervix |
| Department: | Haute-Vienne |
| Bed: | 10 |
| Bath: | 5 |
| Floor: | 234 m2 |
| Plot Size: | 1966 m2 |

IN BRIEF

This property offers lots of possibilities for commercial use. Situated in a lovely hamlet close to the village of Chateau Chervix, with excellent access to Limoges and the surrounding area. Plot of constructible land.



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 great advantage with this property is that the owners' accommodation is separate from the commercial area which includes 6 en suite guest bedrooms, all of a generous size, some with baths, some with showers. The bedrooms and bathrooms are in need of updating. The large salon bar would be ideal for functions or themed events, or offering lunchtime and evening meals. This area includes two terraces, toilets, and a kitchen.

The owners' accommodation includes entrance hall, large living room, four bedrooms and a family bathroom. There is a large convertible attic which offers further potential to expand.

The basement includes a garage, wood store, laundry room, loads of storage space, and cellars.

Oil fired central heating in both the domestic and commercial areas.

The garden is mainly lawn and a separate parking area of 1206m² also provides plenty of car parking space. This plot could be in a constructible zone.

Limoges 34km, Nexon 21km, St Yrieix le Perche 20km, Coussac Bonneval 12km. All of the above offer a wide range of amenities, and for your day to day needs Coussac Bonneval has everything - bakers, butcher, supermarket, hardware store, restaurants, hotel, bars, hairdressers, garden centre, petrol station and railway station. St Yrieix le Perche has several supermarkets, shops, and restaurants. A great opportunity to start a business in France.

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

NOTES