

Spacious 5 bedroom property with business potential on ground floor. Adjoining garden garage and outbuildings



## INFORMATION

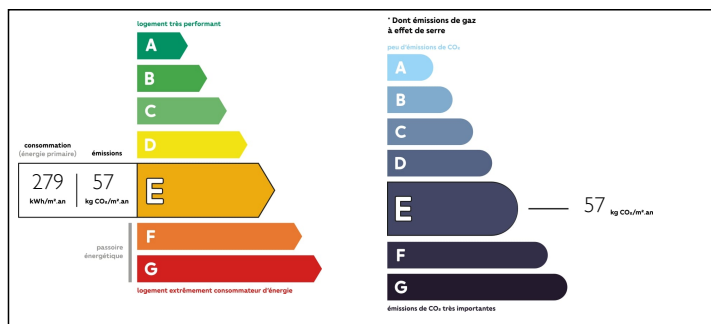
Town:	Ansac-sur-Vienne
Department:	Charente
Bed:	5
Bath:	2
Floor:	244 m2
Plot Size:	956 m2

## IN BRIEF

This traditional French style property offering spacious and flexible accommodation will tick all the boxes if you are looking for a large family home with income potential. Located on the edge of the charming village of Ansac-sur-Vienne which offers a good range of local facilities. Full facilities and services are available at Confolens (2.5 km) Limoges airport is an easy 45 minute drive away (53 km) providing excellent links to and from the UK.



## 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.



## LOCAL TAXES

Taxe foncière: 19 EUR

## NOTES

## DESCRIPTION

This property offers 240 m<sup>2</sup> of living space spread over 3 floors. The ground floor was formerly a bar totalling 57 m<sup>2</sup> which could also be converted into a 2 bedroom gite. A door opens to a boiler room, which houses the oil boiler, a cellar and a corridor that leads to the garage. A staircase leads to the first floor.

Currently the main living space is on the first floor with a kitchen, living/dining room, a bedroom and a covered veranda/summer kitchen to the rear which leads to a separate annexe which has been converted into an independant granny flat with kitchen area, living and bedroom area and bathroom totalling 40 m<sup>2</sup> providing the possibility for a family member to have their independence. On the second floor there are 3 good sized bedrooms, a toilet and two small attic rooms, one converted into a child's bedroom and the other into a dressing room.

The sunny garden with its covered barbecue area and barn can be accessed by a small flight of steps. The barn which is at the end of the garden can be accessed from the lane behind and could also be converted into a small gite if required.

Possibility to purchase a plot of land just opposite with river frontage.

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