

Close to leisure lakes, historical 4 bed, 2 bath house, 2nd house, barn, garage, courtyard & parking.



INFORMATION

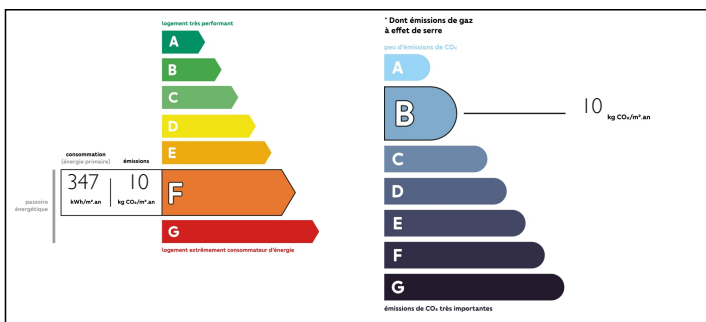
Town:	Verneuil
Department:	Charente
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	639 m2

IN BRIEF

Well appointed, character 4 bedroom/ 2 bathroom property, very well situated to the leisure lakes and activities of the Lakes of the Haute Charente, the property can be used immediately as an Airbnb & lots of further potential for further business development. 4 minutes / 2.7km from beaches & leisure lake.



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 habitation: 735 EUR

NOTES

DESCRIPTION

The property comprises on the ground floor: Equipped kitchen/dining room with feature fireplace and wood burning stove 25m², salon with fireplace and wood burning stove 26m², shower room with utility 10m² & WC, bedroom 15m².

Traditional oak stair leads to the upstairs landing 7m², master bedroom with double aspect windows 25m², Jack & Jill style bathroom with WC, 2 further bedrooms both 11m², attic above which is fully insulated.

Outside; Large very recent decking area which is perfect for outdoor living and barbecues, parking, yard with barn, second house previously an ancient school which has one downstairs room & one upstairs, 2 piggeries, bread oven, large garage /workshop, across the road is a grassed area on which stands an old blacksmith forge.

Massignac village 3 minutes : Boulangerie, shop, cafe, restaurants, doctors, pharmacy.

Rochechouart: 13 minutes: Historic town with beautiful chateau & large commerces.

Chabonais: 16 minutes: On the picturesque river Vienne with all amenities, including doctors & vets surgery.

Limoges airport: 42 minutes / Limoges City 52 minutes

Angouleme city with fast train link (TGV): 48 minutes.

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