

Beautifully renovated and successful Bed & Breakfast property with 7 bedrooms, 6 bathrooms, barn & garden.

EXCLUSIVE



## INFORMATION

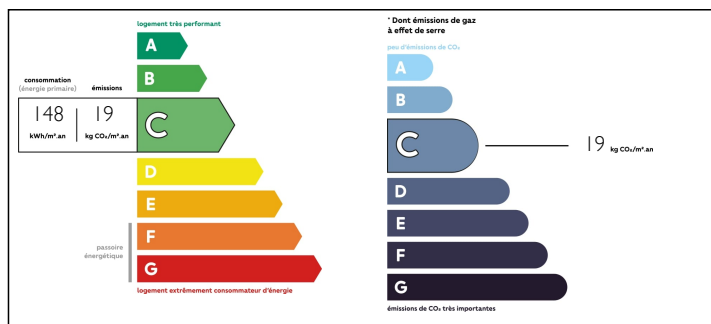
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	7
Bath:	6
Floor:	233 m2
Plot Size:	345 m2

## IN BRIEF

This successful and currently operating B&B has been beautifully renovated with an owners wing on the second floor. A barn and garden opposite the house are also included. This charming property is being sold fully furnished as a turn key business. Walking distance to village amenities and the river Vienne. Just 4km from Chabanais and Limoges airport is 45km.



## 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: 1282 EUR

## NOTES

## DESCRIPTION

This classical Maison de Maître property stands proud in the centre of the village of Exideuil-sur-Vienne and is currently run as a successful B&B. The craftsmanship and décor on the house is of a very high standard with original parquet floors throughout, double glazed windows and modern bathrooms. Each of the 5 guest en-suite bedrooms are tastefully decorated. The house works very well as a B&B due to its prime location in the village and proximity to the church for wedding parties, but it also has year round bookings from local business contractors. Alternatively the property would also make a wonderful family home.

### GROUND FLOOR

Entrance lobby

Fitted kitchen (24.5m<sup>2</sup>) with a range of oak units and centre island with door down to a cellar

Dining room (29.5m<sup>2</sup>) with French doors onto the balcony

WC

Living room with new woodburner (28.9m<sup>2</sup>)

Guest's kitchen (4m<sup>2</sup>)

### FIRST FLOOR

Bedroom 1 (24m<sup>2</sup>) with ensuite bathroom (3.5m<sup>2</sup>)

Bedroom 2 (13.67m<sup>2</sup>) with ensuite bathroom (4.33m<sup>2</sup>)

Bedroom 3 (11.7m<sup>2</sup>) with ensuite bathroom (7.03m<sup>2</sup>)

Bedroom 4 (11.93m<sup>2</sup>) with ensuite bathroom (3m<sup>2</sup>)

Bedroom 5 (13.10m<sup>2</sup>) with ensuite bathroom (3.8m<sup>2</sup>)

### SECOND FLOOR (owners quarters)

Bedroom 6 (11.4m<sup>2</sup>)

Bathroom with freestanding bath, shower, basin & wc

Bedroom 7 (27.8m<sup>2</sup>) a stunning master bedroom with exposed timbers

Across the road from the house is a stone barn on 2 levels and at the rear of the barn is a garden with an