LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13756 Price: 399 750 EUR

agency fees included: 5 % TTC to be paid by the buyer (380 302 EUR without fees)

Charming Trio of Character Homes with Exceptional Gîte & Lifestyle Business Potential

EXCLUSIVE















INFORMATION

Town:	Chevanceaux
Department:	Charente-Maritime
Bed:	11
Bath:	10
Floor:	521 m2
Plot Size:	4451 m2

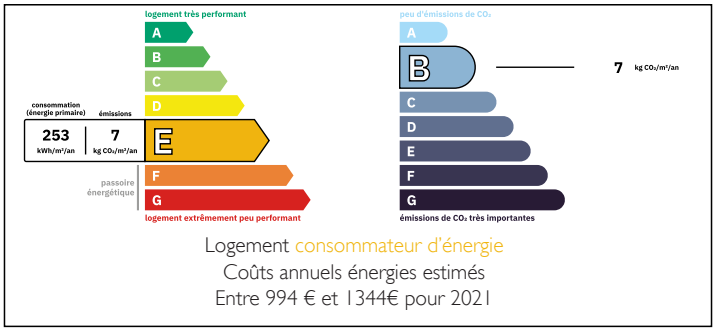
IN BRIEF

A fantastic opportunity to purchase a lot of 3 character properties on a spacious plot only a few minutes from the town of Chevanceaux and its various amenities.

All 3 properties are in great condition, have lovely character features throughout and have previously been run as a successful gîte business. No major work is required on any of the properties so they could easily be re-opened as 2 gîtes an owners house, ideal for anyone looking to establish a business quickly in the area.

The properties are well situated for easy access to the N10, Barbezieux (15mins), Bordeaux (1 hour), Angoulême and the TGV (45 mins) Atlantic coast (1hr 20)

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 994 € et 1344€ pour 2021

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.

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NOTES

DESCRIPTION

House 1 - ground floor
- Kitchen/ diner 20m2
- Shower room 3m2 (shower, basin, toilet)
- Lounge 20m2 - wood-burning stove

First floor
- Bedroom 1, 9m2 (with bathroom with toilet and basin)
- Bedroom 2, 12m2
- Bedroom 3, 10m2
- Bedroom 4, 9m2
- Bathroom 8m2 (with bathroom with bath, shower, basin, toilet)

House 2 - ground floor
- Kitchen/ diner 28.5m2 - electric hob, fully fitted units
- Shower room 3m2 (shower, basin, toilet)
- Lounge 30m2 with wood-burning stove, doors to terrace- decked area

First floor
- Bedroom 1 16m2 (with shower room with toilet)
- Bedroom2, 12m2
- Bedroom3, 14.5m2
- Bathroom 6m2 (with bathroom with bath, shower, basin, toilet)

House 3 - ground floor
- Kitchen/ diner 28.5m2 - electric hob, fully fitted units
- Shower room 3m2 (shower, basin, toilet)
- Lounge 30m2 - wood-burning stove, doors to terrace, decked area

First floor
- Bedroom 1, 16m2 (with shower room with toilet)
- Bedroom 2, 12m2
- Bedroom 3, 14.5m2
- Bedroom 4, 28.4m (with attached toilet, basin)
- Bathroom 6m2 (with bath, shower, basin, toilet

Outside
Individual terraced to the front of each house and a decked area (25m2) to the side of house 2. Garden with above ground pool, mobile home and shed as