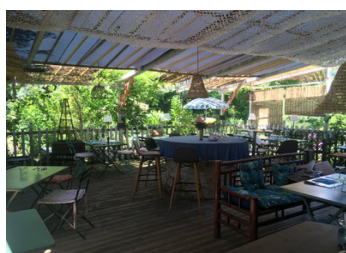
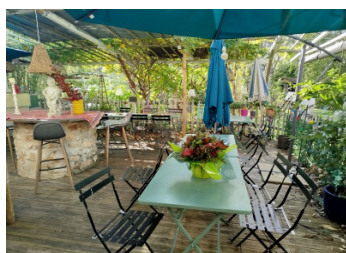
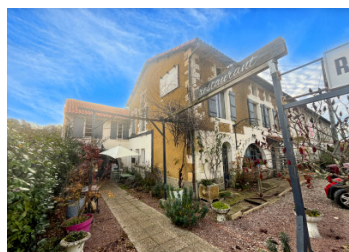


Property complex comprising a large house with 6 bedrooms and a reception area, ideal for various projects



INFORMATION

Town:	Varaignes
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	230 m ²
Plot Size:	1495 m ²



IN BRIEF

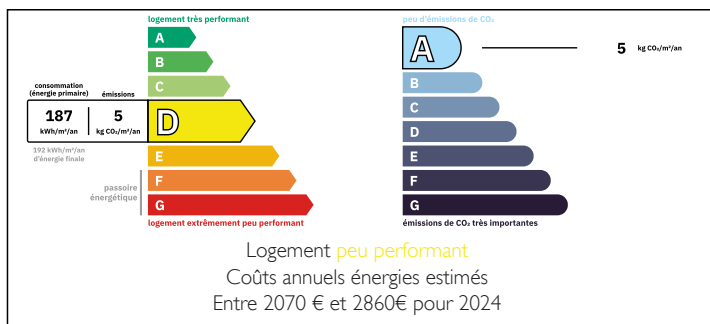
Ideally located on a busy road linking the Charente and Dordogne, this property offers a wide range of possibilities, perfectly suited to a variety of projects.

The main house, formerly an inn, now features a vast 60 m² living room and 6 bedrooms ranging in size from 9 m² to 20 m².

Adjoining the house is a large 130 m² room with a wood-burning stove and large windows opening onto the terrace, making it a versatile space. It lends itself ideally to activities such as catering, a tea room, yoga or cookery classes, or an antique fair.

A fully-equipped professional kitchen (with pianos, dishwasher, cold room and freezer), a scullery and a 30 m² room overlooking the main axis complete this annex.

ENERGY - DPE



Outside, a terrace invites you to make the most of

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

Strategically located on a busy thoroughfare linking the Charente and the Dordogne, this property complex stands out for its remarkable potential and its ability to accommodate a wide variety of projects.

Whether you are planning a commercial activity, a restaurant project, a space dedicated to well-being or any other innovative concept, this property will meet your expectations thanks to its many assets.

The main house, which dates from the 20th century and was formerly used as an inn, retains all the charm and authenticity of its past while offering spacious accommodation. It has a living room of approx. 60 m², ideal for socialising or welcoming visitors. There are also six bedrooms, ranging in size from 9 m² to 20 m², providing interesting accommodation for private or professional use, such as bed and breakfast.

Adjoining the main house is a vast 130 m² room, bathed in light thanks to its large windows opening onto an outdoor terrace. Equipped with a wood-burning stove, this spacious room with exposed beams and stone walls offers a host of conversion possibilities. It could be used as a restaurant with a reception room, a cosy tea room, or for wellness activities such as yoga or cookery classes. It could also be transformed into an original second-hand shop or exhibition space, making full use of its unique potential and strategic location.

To accompany these spaces, a fully equipped professional kitchen is also available. It includes modern, functional equipment...

NOTES