LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34068SSI16 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

3-bed detached village centre with extensive workshop/ storage and business potential, outbuildings and land















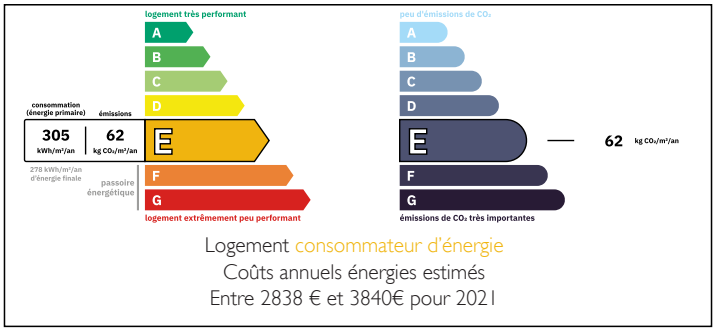
INFORMATION

Town:	Brigueuil
Department:	Charente
Bed:	3
Bath:	1
Floor:	145.4 m2
Plot Size:	5770 m2

IN BRIEF

Formerly a garden centre/ nursery in the centre of the village, this unique property offers a 3-bed house within a selection of storage/ workshop units that could be used for all manner of business or creative pursuits. In addition to the generous main building there is a large outbuilding plus a private garden and roughly an acre of land. All this from a village centre location where you can walk to the baker, butcher, GP surgery, pharmacy and café bar. The village itself is only a 10-minute drive from the large town of St. Junien and roughly half an hour from Limoges International Airport.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2838 € et 3840€ 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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LOCAL TAXES

Taxe foncière: **647 EUR**

NOTES

DESCRIPTION

From the street you enter what was the shop for the garden centre. There is a small office within this space and you can also gain access into the living accommodation. There is also street access to one of the many large storage/ business units. The living accommodation is a generous kitchen/ diner, with a separate dining room and a large L-shaped lounge. There is even a hidden door giving access to the garage area. Upstairs you will find 3 double-bedrooms and a bathroom, plus access to large attic space.

The outbuilding is to the rear of the property and is divided into several sections to allow for storage of a variety of stock items for the business. The garden is behind the outbuilding and this leads onto the large parcel of land that also belongs to the property.

Each building is completely detached, although being village centre there are neighbours. The village of Brigueuil is typical of the area. It is lively, with plenty of clubs and associations, plus a primary school.

Main Building - Ground Floor:
Shop - 7.84m x 4.21m;
Office - 2.82m x 1.98m;
Kitchen/diner - 6.21m x 3.67m;
Dining room - 6.54m x 3.42m;
Lounge - 7.25m x 5.65m;
Garage - 12.93m x 10m.
First Floor:
Bedroom 1 - 4.03m x 3.5m;
Bedroom 2 - 4.25m x 3.67m;
Bedroom 3 - 4.08m x 3.55m with dressing of 3.51m x 1.88m;
Bathroom - 3.02m x 2.18m with bath, shower and basin. Separate toilet.
Above garage space - 13.59m x 12.31m;
Additional attic space...