

OFFER ACCEPTED Coup de coeur, Perfect Chambre d'hotes or other Ready made bnb and separate house,



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	9
Bath:	8
Floor:	381 m2
Plot Size:	1530 m2



IN BRIEF

a belle property situated at south vienne, limit charente, with a second house 70m2.

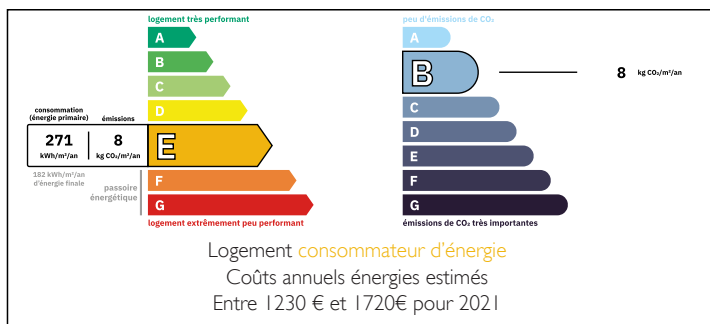
Ideal business opportunity and not far from the racing circuit in Le Vigeant, Monkey valley, abbey de routes, the lakes of the haute charente, the popular tourist town of Confolens.

Poitiers, Niort and Angouleme (35 mins) and further afield Royan and Bordeaux (2 hours)

The property has undergone some recent work and upgrades to the electricity, plumbing, exterior facade, solar panel for hot water, and installation of a pellet burner. The property is on mains drainage and is au norme.

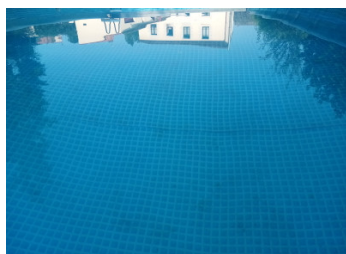
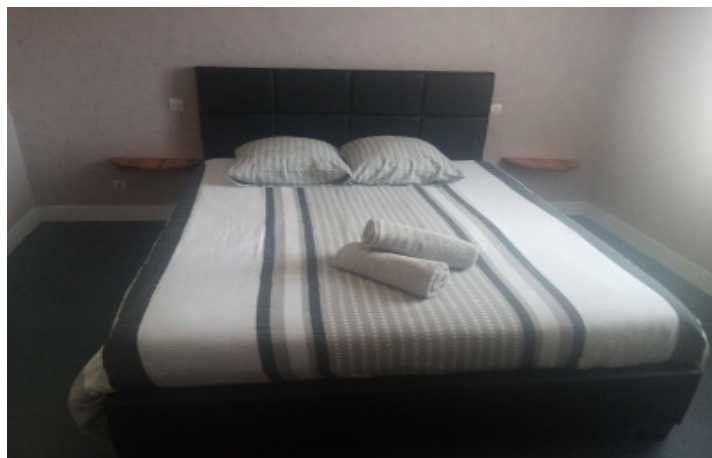
There is a large back garden around 1532m2 with a 10 x 5m above ground pool and it is fenced and private. To the front there is also a courtyard which

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: 509 EUR

NOTES

DESCRIPTION

Room sizes

House 1 - Chambres d hotes

Living room 73.98m2

Kitchen 21.94m2

Room 9.12m2

Room 7.06m2

Entrance with wc and shower room 12.8m2

Toilettes 6.43m2

1 bedroom 15m2

Shower room en suite 4m2

Garage 17.49m2

Hallway

Bread oven 9.06m2

1 small room 2m3m2

Bedroom 17.97m2 en suite

Bedroom 18.17m2 en suite

Bedroom 17.94m2 en suite

Bedroom 19.81m2 en suite

1 small room 2.8m2

Landing 5.12m2

Bedroom 15.91m2 en suite

Bedroom 19.81m2 ensuite

House 2

Kitchen 14.84m2

Living room 29.4m2

Landing

Bathroom/wc 3.9m2

Bedroom 10.69m2

Bedroom 11.79m2

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