LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A41522ATM36 Price: 39 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (33 000 EUR without fees)

Rare opportunity to acquire a former restaurant and hotel in Chaillac.

EXCLUSIVE















INFORMATION

Town:	Chaillac
Department:	Indre
Bed:	6
Bath:	2
Floor:	292 m2
Plot Size:	145 m2

IN BRIEF

This property requires renovation but invites creativity. With planning permissions you could run an art gallery, upcycle shop, clothing boutique, or a tea house with accommodation.

Ground floor features dining areas with street frontage, one usable as a workshop and the other as a display space. The kitchen needs updating and a cellar provides storage. A downstairs WC adds convenience.

The first floor houses a dining room, two bedrooms, a bathroom, and a laundry. This could become an owners private apartment with kitchen, lounge and two bedrooms.
The top floor has four bedrooms each with basic plumbing and a hallway WC. Modern electrics updated; glazing is single, with mains water and sewer connected.

ENERGY - DPE

DPE not required.

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

Charming large former restaurant and hotel on Chaillac's centre square offers a rare canvas for a creative project.

This substantial building requires some renovation, but it presents almost limitless potential: an art gallery, upcycle store, clothing shop, or a tea house with upstairs accommodation. With the right planning permissions, you could bring your vision to life and make a unique centrepiece in this lively French town.

Key features
Ground floor: two generous former dining areas with excellent street frontage for displays or guest entertaining; one space could function as a workshop and the other as a display area.
Kitchen and cellar: kitchen needs refurbishment; a wonderful cellar provides ample storage for beverages and wines.
Convenience: downstairs WC for guests

First floor features a large former dining room, plus two bedrooms, an older-style bathroom, and a laundry room. There is potential here for an apartment: with a quick change of purpose, first floor could become a comfortable private apartment (large lounge, kitchen, bathroom, plus two bedrooms)

Top floor: four bedrooms with basic plumbing (sinks and a bidet) and a single WC on the hallway

Condition and services: single glazing at present; electrics updated in the past; mains town water and sewage connections.

What you could create:
- Art gallery or exhibition space
- Upcycle or boutique shop
- Clothing boutique
- Tea room with upstairs guest accommodation
- Private residence with a crafts display area