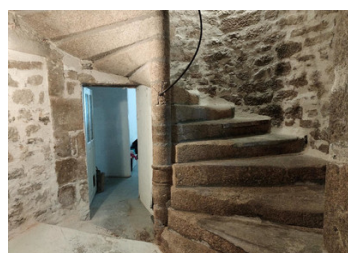


A charming property in the centre of Treignac with 10 rooms and 4 bedrooms. chambre d'hôte – B&B – shop



INFORMATION

Town:	Treignac
Department:	Corrèze
Bed:	4
Bath:	4
Floor:	281 m ²
Plot Size:	164 m ²

IN BRIEF

Spacious townhouse in the centre of medieval Treignac. Recently used as a chambre d'hôte/bed and breakfast.

On the ground floor: entrance from the street, a large room with a fireplace adjoining a second large room, also with its own entrance, a study, utility room and toilet. Two service entrances.

Mezzanine: a living room with a fireplace and access to the second kitchen

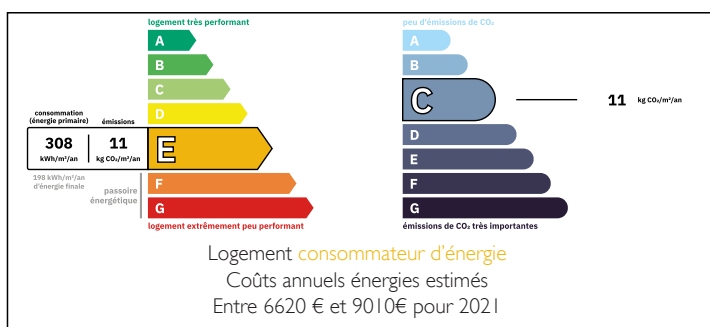
First floor: an office with a separate toilet, a double bedroom with an en-suite bathroom.

Second floor: two double bedrooms, both with en-suite bathrooms. A library with a fireplace and access to a balcony.

Third floor: a double bedroom with a bathroom, and a separate toilet with washbasin in the tower room. A vaulted cellar runs beneath part of the house. An old stone spiral staircase leads from the cellar to the third floor.

In 2019, the entire property was...

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: 1800 EUR

NOTES

DESCRIPTION

This property, brimming with character and situated in the medieval town centre of the tourist destination Treignac, is sure to impress you. It was originally two separate buildings, making it entirely possible to split the property again. One section could be used to develop commercial activities, such as a shop or perhaps even two, a restaurant, or a bed and breakfast/chambre d'hôte. Depending on the activities, there may be enough space left over for living or to let out a section. The entire property was completely renovated internally in 2019. Among other things, the electrical system was fully updated, new water pipes were installed, and double glazing and insulation were fitted.

In its current state, it is furnished as a chambre d'hôte/bed and breakfast/B&B. Entering the property through the entrance hall leads you into the large room with a beautiful fireplace of approximately 25 m², which currently serves as the dining room. A few steps down lead to a toilet, the utility room and a service entrance. From the dining room, you reach a mezzanine level where the living room (approx. 29 m²) with a large fireplace is located. From here, you have access to the main kitchen.

First floor; A few steps from the living room lead to the first double bedroom with shower room and toilet (approx. 18 m²). On this floor, you will also find a room that has served as an office (approx. 19 m²) with a separate toilet.

On the ground...