LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48474SHH16 Price: 418 700 EUR

agency fees included: 6 % TTC to be paid by the buyer (395 000 EUR without fees)

Spacious stone farmhouse, 6 bed, 5 bathrooms, swimming pool, ideal family home or B&B. Highly recommended.

EXCLUSIVE















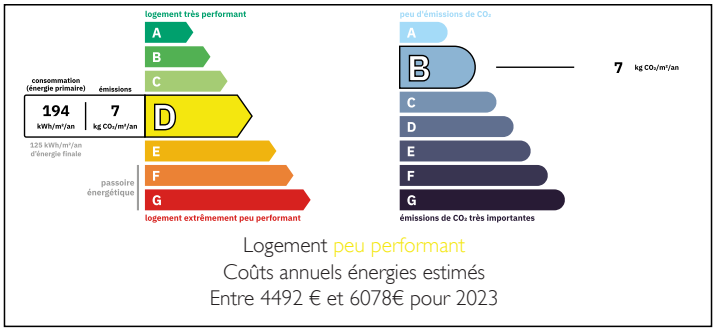
INFORMATION

Town:	Yviers
Department:	Charente
Bed:	6
Bath:	5
Floor:	256 m2
Plot Size:	1890 m2

IN BRIEF

Situated in the peaceful countryside just outside Yviers, this attractive natural stone property is currently run as a 5-star bed and breakfast. Just five minutes from Chalais, with its shops, services and train station offering connections to Angoulême and Bordeaux, the property combines a rural setting with convenient access to local amenities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4492 € et 6078€ pour 2023

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:	**1622 EUR**

NOTES

DESCRIPTION

The thoughtfully arranged accommodation provides separate private living space for the owners alongside guest bedrooms and communal areas. It could continue as a bed and breakfast business or equally make a spacious family home, with a heated swimming pool, gardens and private terrace.

THE OWNERS' ACCOMMODATION (which can seamlessly connects with the rest of the property, creating a spacious and versatile family home).

KITCHEN/BREAKFAST ROOM (19 m²)
A large, fully fitted kitchen and breakfast room with a spacious pantry and double-glazed doors opening onto a private terrace and garden.

SITTING ROOM (28 m²)
A comfortable private sitting room with an attractive fireplace fitted with a wood-burning stove, glazed doors opening onto the garden and a dedicated office area. A staircase leads to the first-floor landing, with access to the mezzanine games area.

MASTER BEDROOM (22.8 m²)
A spacious double bedroom with a storage cupboard and an en-suite bathroom with WC.

BEDROOM 2 (13.4 m²)
A double bedroom with a storage cupboard.

SHOWER ROOM
A separate shower room with WC serves the second bedroom.

THE GUEST ACCOMMODATION

GROUND FLOOR
ENTRANCE HALL (5.5 m²)
An entrance hall providing access to the guest accommodation.

BEDROOM 3 (14.8 m²)
A ground-floor bedroom with a storage cupboard