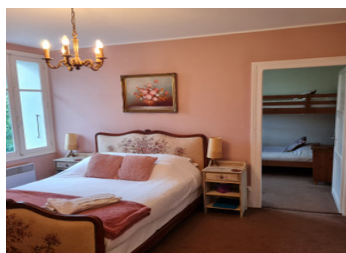
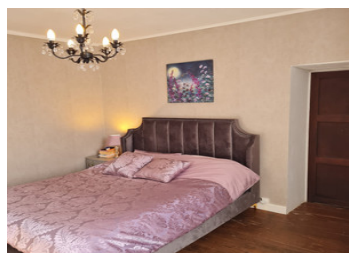


Seven bedroom home with business potential and swimming pool



INFORMATION

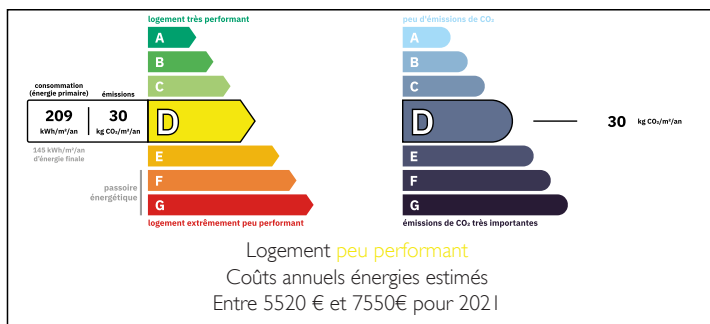
Town:	Ansac-sur-Vienne
Department:	Charente
Bed:	7
Bath:	6
Floor:	352 m2
Plot Size:	885 m2

IN BRIEF

Large family home and/or business opportunity. (it is currently run as a B&B)

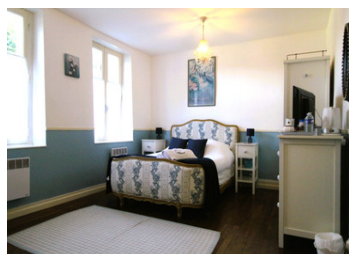
This lovely property has Seven bedrooms, four of which have en-suite bathrooms. Three reception rooms, kitchen, utility room, large barn, covered terrace/BBQ/games area, swimming pool.

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 habitation: EUR

NOTES

DESCRIPTION

If you are looking for an impressive family home with business potential, look no further !

In the centre of the village, this lovely home is a few steps from a bar, Restaurant, bakers, chemists etc and 4Km from the picturesque medieval market town of Confolens with all the amenities you need.

Limoges, with its International airport is less than an hour away.

This property is currently run as a family home and B&B and can remain the same or become one family home, the choice is yours.

On the ground floor are three reception rooms, 33m², (currently the kitchen for the B&B), 28m² and 11m², a kitchen with shower room and a utility room attached, measuring 23m² in total.

There is also a ground floor B&B bedroom with en-suite bathroom 27m². Two sets of stairs lead to the first floor.

At the top of one set of stairs is the family 'home' with three bedrooms, one of which, 15m², and has all the plumbing in place for an en-suite bathroom which can be 'finished' to your own taste. The other two bedrooms are 14m² and 12m². There is also a family bathroom.

At the top of the other stairs is the B&B accommodation, with two more bedrooms 31m² and 26m², both of which have en-suite bathrooms. In the partly converted loft is a further bedroom with en-suite bathroom 29m² and another room 44m² which could be converted into anything you wish, bedroom, cinema room, Gym !

Outside you will find a...