

Investment Opportunity Historical property with enough space to create four apartments in Chabanais!

EXCLUSIVE



INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	0
Bath:	1
Floor:	200 m2
Plot Size:	0 m2

IN BRIEF

This property is ideal for investors looking to create more than one living space, with enough space for you to live and rent out 3 apartments!



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.



DESCRIPTION

Nestled down a tranquil road in the vibrant heart of Chabanais, this historic property stands as one of the village's oldest buildings, brimming with potential and character. Ideal for those seeking a renovation project, this property offers a unique opportunity to craft a bespoke living space or investment property.

The entrance opens into a spacious room, perfect for a living area or commercial space. A staircase leads to the upper floors, and there's also a convenient downstairs garage for storage or parking, or another apartment!

The first and second floors boast expansive rooms that can be re-imagined into various layouts. There is a bathroom that already gives you plumbing and sanitation. Whether you envision multiple flats or a grand, spacious home, the possibilities are endless.

Though the property currently lacks heating and requires a complete renovation, its structural integrity and historical significance make it a worthy investment. The absence of a garden is offset by the presence of ample parking spaces right outside the property, offering convenience in this central location.

Located in the heart of Chabanais, you'll be within walking distance of local shops, cafes, and amenities, immersing yourself in the vibrant community life. The property's historical charm and prime location provide a unique canvas for those looking to create something truly special.

This property is perfect for visionary investors or renovators eager to breathe new life into a piece of Chabanais's history. Don't miss out on this rare opportunity to transform a historic building into a stunning...

LOCAL TAXES

Taxe habitation: EUR

NOTES