

**Bargain price! Large village house with 5 bedrooms and a former restaurant, land of 1.6ha attached**



## INFORMATION

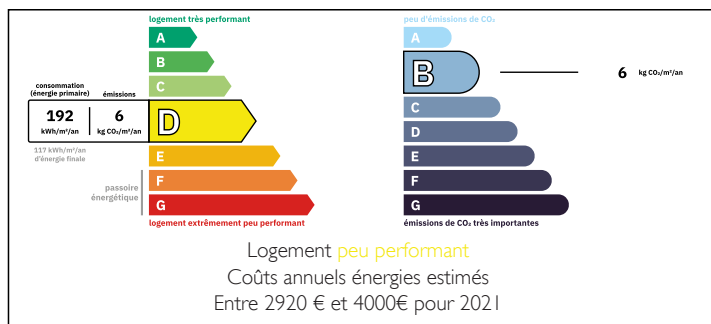
Town:	Chirac
Department:	Charente
Bed:	6
Bath:	2
Floor:	307 m2
Plot Size:	16738 m2

## IN BRIEF

Unusual village property with 6 bedrooms, possibility for more, an attached former restaurant (to renovate) and 1.6 hectares of attached land. The mainhouse is habitable immediately but there is still work needed to be done to modernise the property with the restaurant part to renovate completely.



## 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.



## DESCRIPTION

MAINHOUSE (approx 180m<sup>2</sup>)

Ground floor:

Living room

Dining room

Kitchen

Bedroom 1

WC

Shower room

First floor:

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bedroom 6 -French doors to covered terrace

Bathroom-bath & sink

WC

## LOCAL TAXES

Taxe foncière: **947 EUR**

Taxe habitation: **EUR**

FORMER RESTAURANT (approx 120m<sup>2</sup> -closed for approx 25 years)

Groundfloor:

Utility room

Large dining room

WC

Boiler room

First floor:

3 rooms, one could access a covered terrace

## NOTES

To the rear is a garden with a stream at the bottom of the garden and further pasture land to total 1.6 hectares that could be suitable for horses or other animals.

\*Mains drainage

\*Some double glazing

\*Pompe à chaleur heating to all parts (installed 2023)