

House with three bedrooms plus an additional one bedroom gite.



INFORMATION

Town:	Béthines
Department:	Vienne
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	515 m2

IN BRIEF

A great opportunity for someone wanting to run a gite / chambre d'hôte business or seeking a home with a self-contained additional accomodation.

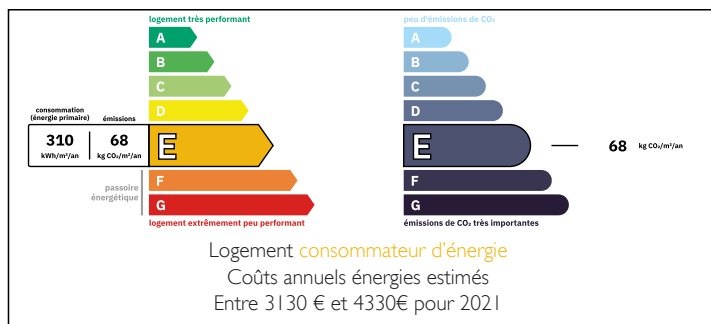
Situated in a small hamlet just outside Bethines which has two restaurants (one of which is also the general store which is open every day of the year!)

Le Blanc, which is the nearest large town, has all the amenities you would expect and is a 15-minute drive.

The airports of Limoges and Poitiers are both within an hour's drive with regular flights to the U.K.



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

On entering the main house you have a large living room which has a wood burning fire, there is a bedroom leading from the living room which has a shower and toilet. The farm house style kitchen is accessed from the living room. On the first floor are two bedrooms and a shower and toilet (the vendors currently rent these rooms on a chambre d'hote basis and can provide additional income if desired). The Gite has a living room / kitchen on the ground floor and on the second floor a bedroom and shower / toilet.

The outbuildings have a large utility room, garage and work space.

Rooms and areas:

Land: 515 m2

Main House -Ground floor:

Living room - 26.5 m2

Kitchen - 17.8 m2

Bedroom 1 - 19.3 m2

Shower room / toilet - 3.8 m2

Main House- First floor:

Landing - 6.8 m2

Bedroom 2 - 12.3 m2

Bedroom 3 - 12.4 m2

Bathroom - 3.6 m2

LOCAL TAXES

Taxe habitation: EUR

NOTES

Gite:

Ground floor:

Living room / kitchen - 21.1 m2

First floor:

Landing - 3.3 m2

Shower room / toilet - 3.1 m2

Bedroom - 13 m2

Outbuildings:

Utility room - 17.7 m2

Garage - 17.6 m2

Work space - 3.7 m2

Information about risks to which this property is exposed is available on the Géorisques website :