

Income potential: 2 independent stone houses, 2 large barns and a big hangar. 263m2 in 14000 m2 land

EXCLUSIVE



INFORMATION

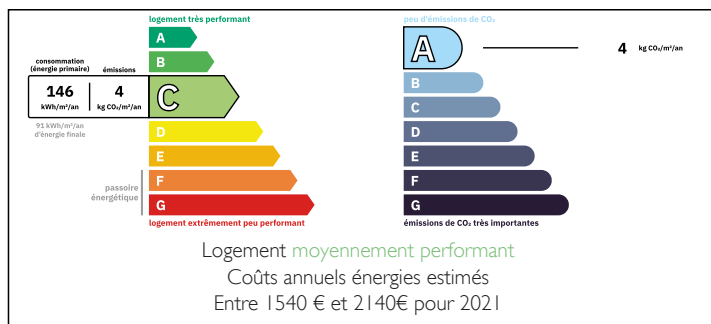
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	6
Bath:	3
Floor:	263 m2
Plot Size:	14000 m2

IN BRIEF

Discover your dream home with this exquisite double houses 6-bedroom, 3-bathroom property, perfectly nestled on a sprawling 14000m² plot. Offering a harmonious blend of comfort, and functionality, this residence is an ideal sanctuary for families seeking both space and style.



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

Unique Opportunity: This property consists of two independent houses, ideal for living and starting a business or for rentals.

Welcoming Living Spaces: Each house features a cozy living room centered around a wood-burning stove, the perfect spot for gathering with family and friends.

Gourmet Kitchen: Both houses include well-equipped kitchens designed for culinary enthusiasts, with modern appliances, ample counter space, and plenty of storage.

Elegant Bedrooms: With a total of six spacious bedrooms, there's plenty of room for relaxation. One standout bedroom boasts a walk-in wardrobe and stunning views, creating a serene retreat for enjoying your morning coffee or evening sunsets.

Stylish Bathrooms: Three beautifully designed bathrooms ensure comfort and convenience for everyone.

Expansive Outdoor Space: The property includes two garages, perfect for car enthusiasts or additional storage. Set on an impressive 14,000m² lot, the outdoor area offers endless possibilities for outdoor activities and gardening.

This property isn't just a place to live; it's a lifestyle of comfort and elegance.

I. Vacation Rentals (Airbnb, VRBO, etc.)

Two Independent Stone Houses: Both could be rented out as vacation homes, especially appealing to tourists looking for a rustic, countryside experience in France.

Barn Conversions: You could convert the barns into additional rental units or event spaces.

Seasonal Demand: Focus on holiday seasons, especially around summer and holidays. Rural tourism is popular in France, especially for nature

LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES