

Unique 4 bedroom home with large rooms and lots of potential in Historic Village on a plot of over an acre



## INFORMATION

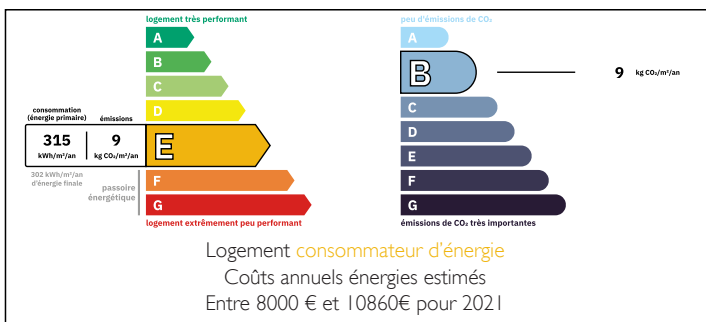
Town:	Chassenon
Department:	Charente
Bed:	4
Bath:	2
Floor:	681.36 m2
Plot Size:	5380 m2

## IN BRIEF

This versatile property offers a rare opportunity to combine residential living with business projects. Located in a historic village once known as "Cassinomagus," it is renowned for its Gallo-Roman heritage, featuring the "Chassenon thermal baths," among the most significant in Gaul. Previously a successful restaurant, the property includes a spacious reception hall, an expansive dining room, a bar, and a kitchen so large that it could even be used for cooking classes! Outside, two outbuildings provide further development potential.



## ENERGY - DPE



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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 foncière: 1595 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The current owners, who are artists, have undertaken renovations over the past year, enhancing its potential while preserving its original charm. They currently use the bright, naturally lit rooms as an art studio, making the space ideal for creative work. While additional updates are needed, with the last renovations dating back to the 1980s and 90s, this property is perfect for a wedding venue, wellness center, business, or a few guest rooms. Its historic appeal, recent improvements, and vast potential make it an exceptional investment.

The building offers a versatile range of spacious rooms over two floors, allowing for numerous usage options. On the ground floor, you'll find a large, bright reception room of 138m<sup>2</sup> with high ceilings and a mezzanine, a rustic hall of 126.6m<sup>2</sup>, and a bar area measuring 50m<sup>2</sup>, all ideal for events or gatherings. There are also restroom facilities. The centrally located 40m<sup>2</sup> kitchen connects the space, along with two generously sized bedrooms—one of 17m<sup>2</sup> and the other 21.4m<sup>2</sup>—plus a well-sized bathroom of 13.3m<sup>2</sup>, a 16.8m<sup>2</sup> boiler room, and a 9.5m<sup>2</sup> storage room.

Upstairs, the mezzanine overlooks the reception room and measures 47.5m<sup>2</sup>, providing a charming additional space for an office or lounge. There are also two more bedrooms—one of 17.7m<sup>2</sup> and the other 14.5m<sup>2</sup>—a second bathroom of 8.3m<sup>2</sup>, a 5m<sup>2</sup> kitchen, and two additional storage spaces (20.35m<sup>2</sup> and 7.95m<sup>2</sup>).

As a bonus, this upper level also includes a vast attic space ready for conversion, already fitted with five large windows, offering 126.6m<sup>2</sup>...