

Lovely stone built 4 bedroomed property,with attached gardens, close to Montbron and all commodities.



INFORMATION

Town:	Eymouthiers
Department:	Charente
Bed:	5
Bath:	2
Floor:	270 m2
Plot Size:	0 m2

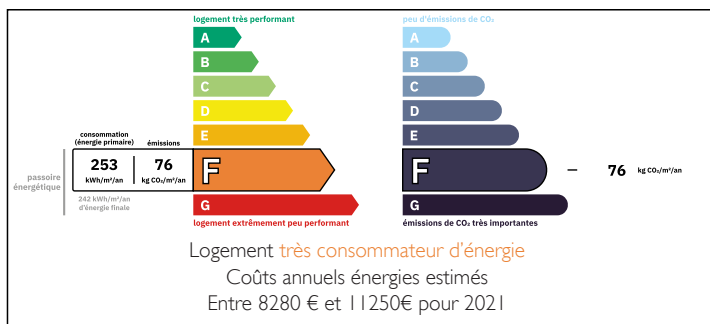


IN BRIEF

This versatile property offers a unique blend of residential and potential business opportunities, making it a fantastic investment. Comprising: a spacious dining area and bar, a large living room featuring a wood-burning stove, a kitchen/dining area with a second kitchen, and a utility room. There is also a ground-floor bedroom with an walk in closet, and a family bathroom with a separate bathtub and shower, and access to the rear gardens. Upstairs, you'll find four generously sized double bedrooms and a family shower room. The loft space presents an exciting opportunity for conversion into additional living space, subject to the necessary permissions.

Currently a family home, this property has a rich history as a restaurant and could easily be transformed back to such. To the rear, you'll find a brick-built pizza oven, along with lovely...

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

Lovely former coach house 'relais de poste' was built in the 1800's sits on the border between the Charente and the Périgord Vert Dordogne regions. Set back from the road, this south facing property offers a lovely sun terrace shaded by mature trees. Walking distance to the local boulangerie. This property is entered via the large dining-room with corner bar, which leads into the 3 part kitchen and smaller dining area. The utility room and heating system is found in this area along with the access to the velouted stone roof spacious cave. The ground floor also offers a small bedroom with walkin closet and a family bathroom with separate shower and vanity unit. The door here leads out to the attached gardens, and the mature trees and wooden cabin, ideal for visiting family members or to use as a gym. Upstairs offers 4 double bedrooms and a further shower-room. The loft space is a good size and could be converted (with the correct permissions) This property sits on a plot of roughly 3945m² with a covered rear terrace and an attached barn of over 89m². Definately a property to visit.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES