

6 Bed Property with stunning lake side location

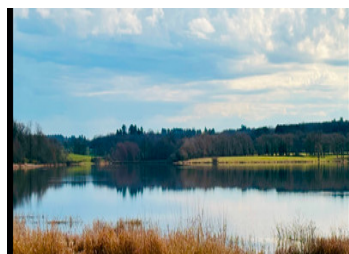


INFORMATION

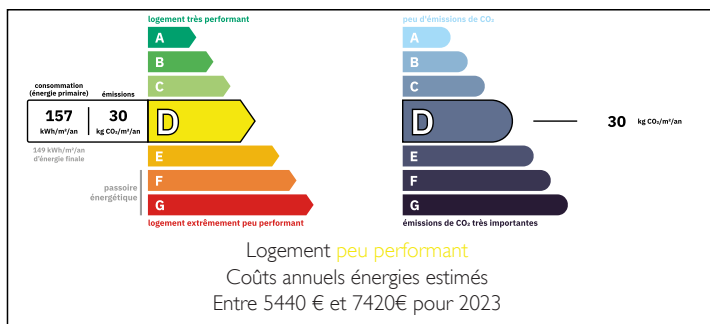
Town:	Saint-Quentin-sur-Charente
Department:	Charente
Bed:	6
Bath:	2
Floor:	325 m2
Plot Size:	2125 m2

IN BRIEF

Outstanding lake side location for this 6 bed 2 storey stone property. currently running as a gite business.



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

Used today as a tourist accommodation, this 2 storey stone property with its 325M² habitable space is perfect as a business or as a family home. Surrounded by nature and a beautiful views in quiet hamlet.

GROUND FLOOR

Upon entering on the ground floor there is a 70 M² communal reception room for guest to meet relax and have breakfast. The communal area is also equipped with log burner.

There is a 30 M² professional kitchen which guests can use during their stay.

There is a storage room, 2 shower blocks, 3 separate toilets and a small office where you can greet guests as they arrive.

FIRST FLOOR

On the first floor there are 6 decorated bedrooms ranging between 12M² and 27M², two of the bedrooms are equipped with mezzanine.

There are 2 communal shower blocks

The property has double glazed windows throughout. The heating and water are both energy saving thermodynamic systems.

The outside space is 2,100 M² also equipped with a sauna. Summer evenings can be spent relaxing or hosting get togethers with family, friends or customers overlooking beautiful views of the Charente leisure lakes.

The property is situated 55km from Limoges airport, 10km from the supermarket and 9,6 km from the Charente leisure lakes, Offering restaurants, swimming, bike riding, kayaking, hiking and horse back riding.

The direct access to the lake from your door step makes this property something special.

Additional photo on request.

LOCAL TAXES

Taxe habitation: EUR

NOTES