

Tranquil detached 3-bedroom house offering immediate income from the gîte, with land and outbuildings.

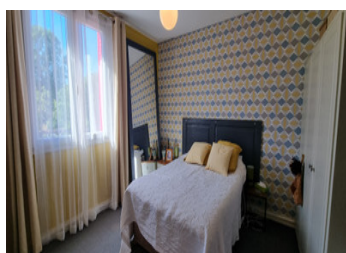


INFORMATION

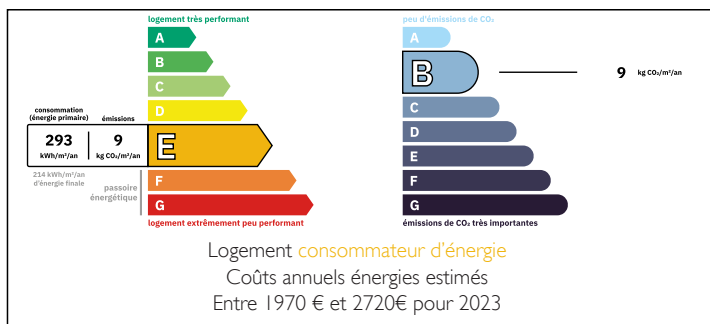
Town:	Chassenon
Department:	Charente
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	1503 m2

IN BRIEF

Perfect for anyone looking for instant income, this charming 3-bedroom character home features a newly renovated 1-bedroom apartment currently rented daily, generating a potential net annual income of €13,500. Alternatively, rent out the main house and live in the apartment yourself to maximize your earnings!



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

Peaceful detached house set over two floors, offering comfortable living in a tranquil hamlet on 1,500m² of land. The ground floor features an entrance hall, a fitted kitchen with a wood burner that provides central heating for the main house, and a living room with French doors opening onto a large wooden terrace overlooking the countryside. Also on this level is a bathroom with a shower and toilet. Upstairs, you'll find two spacious bedrooms, plus a staircase leading to a converted attic bedroom.

At the rear of the property, a separate entrance leads to a newly renovated one-bedroom apartment currently rented daily, generating a potential net annual income of €13,500. Alternatively, you could live in the apartment and rent out the main house to maximize your earnings.

The large outdoor space offers plenty of room to add a swimming pool if desired. Additionally, there is a generous utility area at the back of the house with potential to be converted into a second apartment or expanded living space for either the gîte or the main house. Completing this exceptional property is a detached garage with a second-floor loft, providing even more versatile space.

LOCAL TAXES

Taxe foncière: 673 EUR

Taxe habitation: EUR

NOTES

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