

5-Bedroom character town house with income-producing pizza takeaway and excellent rental potential.



INFORMATION

Town:	Baignes-Sainte-Radegonde
Department:	Charente
Bed:	5
Bath:	1
Floor:	196 m ²
Plot Size:	0 m ²

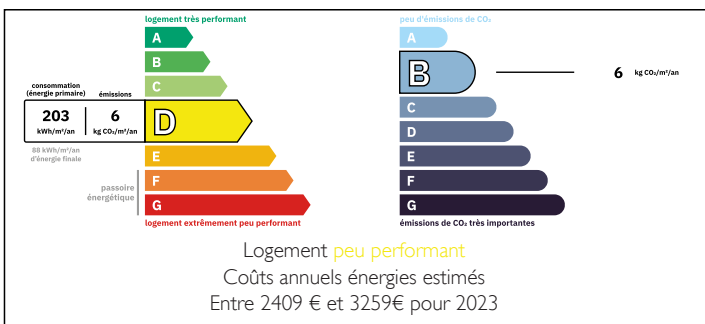


IN BRIEF

This character-filled French property presents an exciting opportunity for buyers looking for charm, income, and the freedom to modernise to their own taste. The house offers five bedrooms, generous living areas, and authentic features such as original fireplaces and floors.

A key advantage of this property is its on-site pizza takeaway, which will be sold with a tenant in place. The established business provides a reliable monthly income, offering immediate financial benefit with no need for the buyer to manage the operation directly.

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

With its flexible layout and town centre location, the main house is ideal for transformation into a comfortable family residence, a holiday retreat, or an Airbnb-style rental. While the property would benefit from modernisation, it offers excellent potential for those looking to add value and shape it to their needs. This is a rare opportunity to purchase a distinctive property that combines character, steady income, and renovation potential in a town centre location walkable to all amenities—all ready for its next chapter.

Ground Floor

- *Entrance hall - 2.7 m² with staircase leading to upper floor
- *WC
- * Kitchen opening onto living room 39 m²
- * Former boulangerie laboratory 32 m² with access to cellar, pizza takeaway and second staircase to first floor
- * Summer room 15 m²

First Floor

- *Hallway 19m²
- *Shower room 7 m²
- *Bedroom 11 m²
- *Bedroom 12 m²
- *Bedroom 21.50 m²
- *Landing 8.50 m²
- *Hallway 10 m²
- *Bedroom 22.5 m²
- *Bedroom 19 m²
- *WC

The property is well located 1 hour from Bordeaux, 1h 15 to Royan, 40 minutes to Angouleme (TGV direct to Paris)

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

LOCAL TAXES

Taxe foncière: 2639 EUR

Taxe habitation: EUR

NOTES