

A large 5 bedroom house Charentaise, attached gîte, garden with stream, barn and garage. Commercial potential.



## INFORMATION

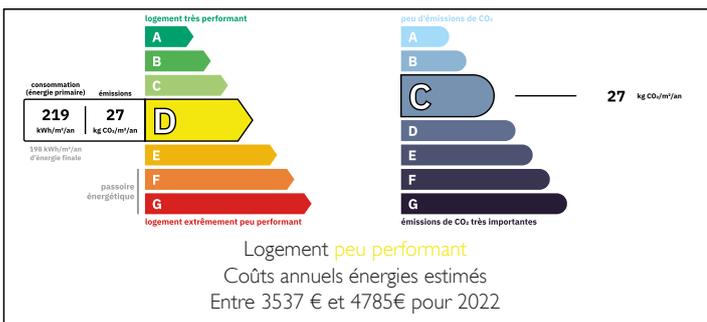
|             |                      |
|-------------|----------------------|
| Town:       | Vitrac-Saint-Vincent |
| Department: | Charente             |
| Bed:        | 6                    |
| Bath:       | 6                    |
| Floor:      | 280 m2               |
| Plot Size:  | 822 m2               |



## IN BRIEF

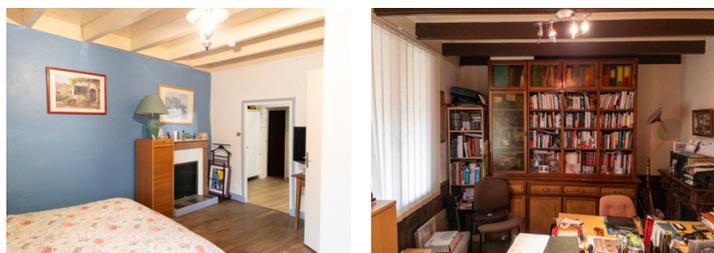
Large house in a delightful Charentais village, traditionally a wool dyeing workshop and boutique. Perfect for a large family or as a guest house, bed & breakfast commercial business. Each of the 5 bedrooms have bathrooms and toilet, an adjoining gîte giving more potential for guests. Private courtyard with outdoor summer kitchen, small attractive garden with running stream. Set in the picturesque village Vitrac-Saint-Vincent, close to the market towns of La Rochefoucauld and Chassneuil-sur-Bonnière, with beautiful countryside walks. Gated driveway with garage and a barn as a workshop or storage. Recent renovations include double glazing, fully fitted kitchen, electric shutters, new gates.

## 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

Ground floor; entrance 15m<sup>2</sup> with original boutique wood panelling, an adjoining office 12m<sup>2</sup>. Large modern kitchen 27m<sup>2</sup> with double glazed patio doors giving access to the courtyard, summer kitchen and independently situated gîte. Living/dinning room 32m<sup>2</sup> with wood burning stove, wc and garden access, a well situated pantry 17m<sup>2</sup>.

Upper floor; Landing of 10m<sup>2</sup> with access to the 5 bedrooms and a sitting room of 24m<sup>2</sup> with wood burning stove and patio doors opening to a balcony 4.5m<sup>2</sup> with staircase leading down to the courtyard. Each bedroom has an adjoining shower and toilet, bedroom 1 (16m<sup>2</sup>) bedroom 2 (20m<sup>2</sup>) bedroom 3 (23m<sup>2</sup>) bedroom 4 (17m<sup>2</sup>) bedroom 5 (17m<sup>2</sup>). All windows are double glazed with electric shutters.

Gîte, with access from the courtyard and to the lane in front of the house, open plan sitting room with kitchen 24m<sup>2</sup>, shower and toilet 3m<sup>2</sup>, mezzanine with sleeping space 10m<sup>2</sup>.

Garage 25m<sup>2</sup> with gravel driveway. Barn/workshop/storage 55m<sup>2</sup>. Summer kitchen shelter 9m<sup>2</sup>.

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

## LOCAL TAXES

**Taxe foncière: 2322 EUR**

**Taxe habitation: EUR**

## NOTES