

2 traditional Charentaise stone houses and garden.

EXCLUSIVE



## INFORMATION

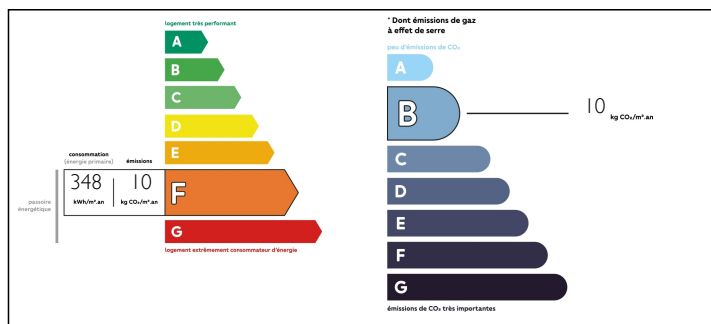
Town:	Combiers
Department:	Charente
Bed:	7
Bath:	2
Floor:	250 m2
Plot Size:	2060 m2

## IN BRIEF

Ideal opportunity to invest in this unique property comprising two houses, with a total of 7 bedrooms. Currently being run as a restaurant and family business, but is sold as a two dwellings with the potential to run a gite business. The area is rural countryside 10 km from supermarkets and shops, Limoges and Bergerac airports one hours drive. Bordeaux 2 hours drive.



## 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.



## NOTES

## DESCRIPTION

As shown on the aerial shot, two houses linked by a terrace currently run as a family business, but can be very easily converted back to living space.

The main house of 130 m<sup>2</sup> has two reception rooms, a kitchen, small laundry room with wc and a potential large living room currently in use as a restaurant. Upstairs are 3 bedrooms, a dressing room and a bathroom.

The heating is electric.

The second house is 120 m<sup>2</sup>. The ground floor consists of entrance into a large kitchen/dining with a wood-burner. Downstairs shower room and WC. Sitting room of decent proportions. Stairs leading to a further 4 good sized bedrooms with a separate wc.

There are various outbuildings, a pond, flat fenced land, and a car park which has room for 15 cars.

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