

Extensive Renovated Property. Large Main house , 5 gites, further House, 2 pools on 1 Hectare



INFORMATION

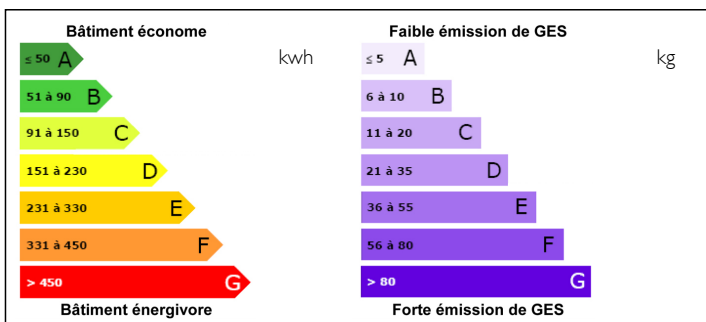
Town:	Birac
Department:	Charente
Bed:	24
Bath:	22
Floor:	1400 m2
Plot Size:	11810 m2

IN BRIEF

A unique opportunity to acquire an extensive property in the Grande Champagne area of the South Charente. It has been renovated and is an immediate business opportunity. The property is briefly 1 Large Maison de Maître style with 5 bedrooms, all en suite, a large sitting room with wood stove and a kitchen area. Further rooms which can act as a reception area and an office. 5 beautifully renovated and furnished gites with 2/3 bedrooms each and all have 1 en suite and a further family bathroom. Well-fitted kitchens in all with wifi and television. A further area for accommodation. Ideal for extended family to live with an open plan full kitchen salon dining room, 4 large double bedrooms, all ensuite, and a wood burner. An indoor pool and spa area plus a further outside pool. All on 1 hectare with stunning views.

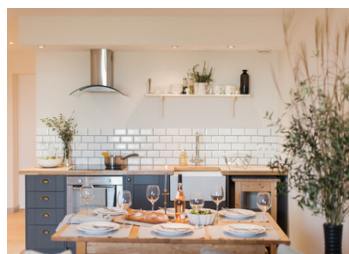


ENERGY - DPE



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

This is a well renovated extremely extensive property which could be very flexible. Ideal for a new owner to live on-site, perhaps even with another generation on-site too.

The property is well placed near the RN10, the main road from Poitiers to Bordeaux. It is around 7 kms and gives great access for visitors. Angouleme the nearest large town is around 20 minutes and there is a main line railway station which has a TGV service and the new super fast LGV service.

Ideal for a gites complex, a retreat, cookery school, the possibilities are endless.

A must to see.

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

NOTES