

Beautiful 12th century stone building with multiple uses, close to shops and services.



INFORMATION

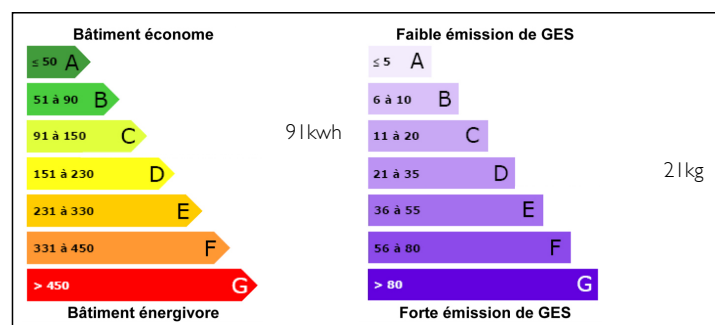
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|-------------|-------------------|
| Town: | Magnac-sur-Touvre |
| Department: | Charente |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 250 m2 |
| Plot Size: | 272 m2 |

IN BRIEF

This building is a story within a story. Its vaulted cellar, which dates back to the 12th century, is said to have served as a pharmacy for the church. Traces of heating and an old oven can still be seen. The correlation with the neighbouring church is quite plausible, as it was built on the Greek model. The Hellenic pharmacy was already relatively advanced in the period of Hippocrates, according to the man who is considered the father of medical science in the West. It was also a Hotel-Café-Restaurant and an Osteopathic practice. This building is ideal for creating : 1 - an artist's residence thanks to the provision of a place to live and create. The cellar can be used as an exhibition hall. 2 - For the installation of a medical practice or medical home. 3 - To develop seasonal or annual rentals 4 - A large family house that does not require...

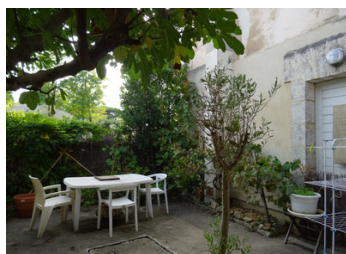
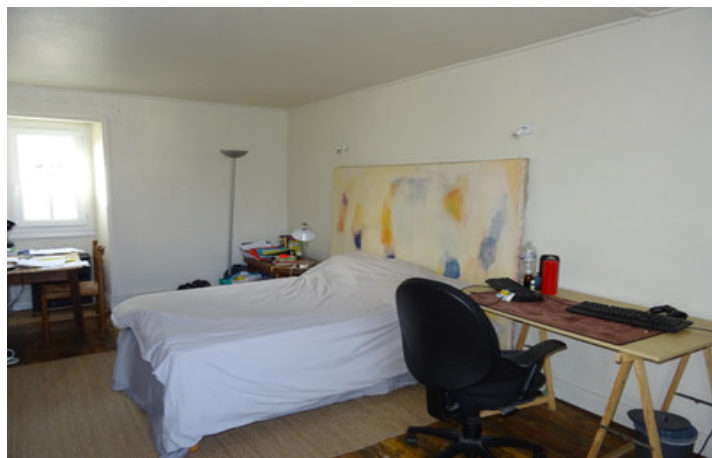


ENERGY - DPE



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 :

A former medical practice with :

1 waiting room and 2 offices, 1 storeroom, 1 bathroom, 1 toilet, 1 entrance, 1 office

- First floor :

An entrance - veranda with stairs of 14.65 m².

A 32.02 m² lounge - dining room with superb fireplace

A kitchen

A 12.54 m² bedroom

A corridor

A 19.88 m² bedroom

A 26.32 m² bedroom

Two shower rooms

2 toilets

LOCAL TAXES

Taxe foncière: 1992 EUR

In the basement :

A vaulted cellar with independent exit

Outside: small garden with courtyard and well

PVC double glazed windows. Heating by town gas boiler on radiators. Mains drainage

Roof insulation: Pulsed glass wool and rolls

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

NOTES