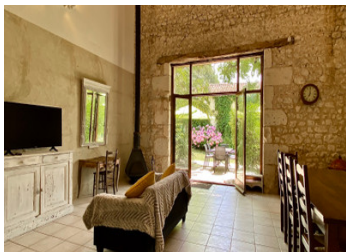


3 bed stone detached house. Original Features, plus 4 x 2 bed gîtes, Fab Views. Great business opportunity.



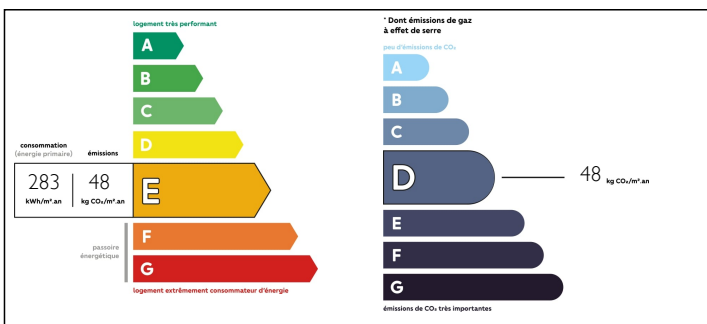
INFORMATION

Town:	Juignac
Department:	Charente
Bed:	11
Bath:	7
Floor:	400 m2
Plot Size:	6995 m2

IN BRIEF

This property offers the best of both worlds. Stunning location with the best views you could ever want for and a great income potential. Perched on a truly stunning hillside position with breathtaking views, the main stone house forms the centrepiece of a 4 gîte residence/business, set in a prime location of approximately 2 acres. To compliment this wonderful ensemble, there is a quality swimming pool with super views and sun terrace. Also enjoying the same views, is a tennis court. The property is located approximately 30 minutes south of Angouleme with TGV station serving Paris, Bordeaux; 5 minutes to Montmoreau for all daily needs and Aubeterre on the river Dronne 20 minutes

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

The main house offers the following accommodation :

SITTING/DINING ROOM (35m²) with wood stove and double - height ceiling with beautiful original beams.

SITTING ROOM (45m²) with chimney. Opening onto a terrace with open views

KITCHEN (15m²) Fitted with a great range of units and worktop in wood, Central Island with hob and extractor. The kitchen is situated in the centre of the house.

BEDROOM 1 (16.3m²) with ENSUITE SHOWER ROOM

BEDROOM 2 (16m²)

FAMILY BATHROOM (8.6m²) with bath, shower W.C. and sink

BEDROOM 3 (24m²) with built-in wardrobe

UTILITY/LINEN ROOM (10.6m²) leads to the attached BARN (46m²)

There is a GAMES ROOM attached to the Main House and a Laundry Room that serves all 5 houses.

The First GITE has a living room with new fully equipped Kitchen and log burner, 2 Double ENSUIT BEDROOMS. Its own private terrace enjoying lovely views.

The remaining 3 GITES are similar in layout, with living room and newly fitted kitchen, a refurbished Shower Room and 2 Double Bedrooms upstairs. 1 gite has a log burner.

A superb ensemble. Currently open for business in July and August. This is by the owners choice and it would be very easy to develop this business for a much longer season if required.

Outside the large (10x5) SWIMMING POOL is a great attraction for guests and the TENNIS COURT is of quality and well maintained.

All the gites have a private outdoor space.

LOCAL TAXES

Taxe foncière: 1952 EUR

Taxe habitation: 950 EUR

NOTES