

Large house comprising 8 bedrooms and 12 rooms with a garden and terraces in a picturesque village.



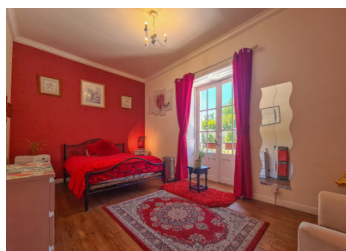
## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Champagne-Mouton |
| Department: | Charente         |
| Bed:        | 8                |
| Bath:       | 8                |
| Floor:      | 447 m2           |
| Plot Size:  | 3502 m2          |

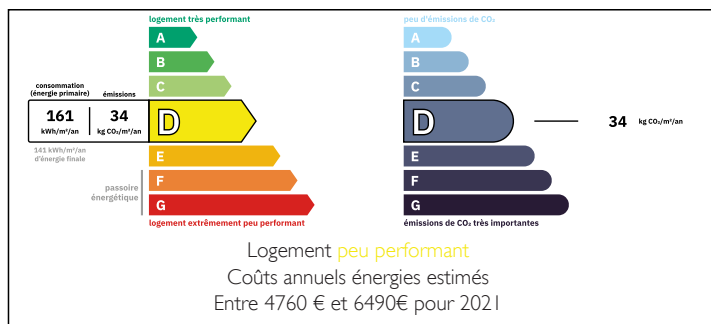
## IN BRIEF

Discover a property with multiple advantages for an exceptional commercial and/or family project! Featuring numerous spacious bedrooms, this residence offers immense potential for a thriving B&B. The refined decoration and high-quality materials create a luxurious atmosphere in every room. The generously sized living spaces comfortably accommodate families and guests. With such a layout and meticulous choice of materials, this house offers promising commercial potential. Additionally, it also provides an excellent opportunity for a fulfilling family life.

Don't miss out on this chance to bring your commercial or family projects to life. Contact us now to learn more about this unique property.



## 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.



## LOCAL TAXES

**Taxe foncière:** 2350 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Welcome to this superb house, which has functioned as a B&B, that offers an exceptional living experience. With a total living area of 446.35 m<sup>2</sup>, this spacious and elegant property will captivate you with its numerous advantages.

The 14.66 m<sup>2</sup> entrance greets you with elegance and leads you to a spacious 37.7 m<sup>2</sup> living room, ideal for relaxation and quality time. An additional room of 17.31 m<sup>2</sup> offers versatile space that can be used as an office, game room, or any other purpose to suit your needs.

The ground floor also features a 53.66 m<sup>2</sup> combined living and dining area, a central space where you can entertain guests and share delightful meals in a friendly atmosphere.

Upon entering the house, you will be immediately impressed by the 32.8 m<sup>2</sup> modern and functional kitchen, where you can prepare delicious meals. Just next to it, you will discover a 43.01 m<sup>2</sup> billiard room, perfect for entertainment and enjoyable moments with family and friends.

As you ascend to the first floor, you will find a spacious landing area of 27.36 m<sup>2</sup>, connecting the different bedrooms. The master bedroom, spanning 24.17 m<sup>2</sup>, offers a comfortable private space for rest and rejuvenation. Two bathrooms/WCs of 6.06 m<sup>2</sup> and 2.8 m<sup>2</sup> are conveniently located on the first floor.

The first floor also includes five additional bedrooms of varying sizes, ranging from 12.68 m<sup>2</sup> to 23.98 m<sup>2</sup>, providing each family member or guest with their own personal spaces. Additionally, a bathroom/WC of 8.9 m<sup>2</sup> and three...