

4 bed/4 bathroom house with 2 bed gite, detached garage & parking space. Ideal property for chambres d hotes!



INFORMATION

Town:	Lessac
Department:	Charente
Bed:	6
Bath:	5
Floor:	141.08 m2
Plot Size:	709 m2

IN BRIEF

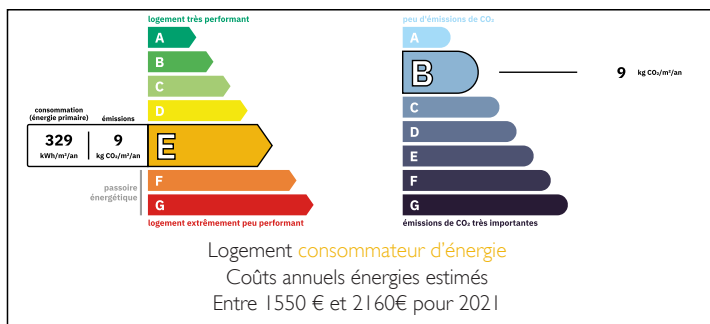
This is an ideal opportunity to purchase not only a 4 bedroom house all with attach shower rooms, but also a 2 bedroom gite, a detached garage AND additional parking space - a perfect opportunity for anyone wishing to set up a bed and breakfast or gite property.

There is a large outside terrace (ideal for evenings/soirees outdoors), 2 large garden sheds and a vegetable plot.

Set in the picturesque village of Lessac which has a bar restaurant, postal bank and hairdressers.

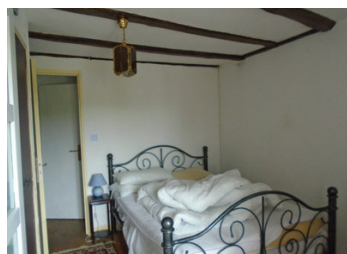
Come and have a look for yourself.....

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

In further detail

MAIN HOUSE

Living/Dining Room - approx 36m²

There are feature oak beams and tiled floors giving this room that country cottage feel. There is a wood burning fire which adds a cozy ambience to this room.

There is a downstairs storage cupboard

Dining Kitchen - approx 26m²

This large country kitchen has a wood burning aga which adds charm to this kitchen. Tiled floors and wooden cabinets

Steps lead up to

WC

Laundry Area/Storeroom

There is a small laundry area with space for shelving and storage.

There is a door which leads to the garden at the back.

There are original oak stairs which take you up to the first floor

Main bedroom - approx 20m²

The current master bedroom has its own fireplace and a door leading out onto the back garden. There is a door which leads to the ensuite bathroom, which has a bath, a shower and a separate WC. A further door leads to another room which is currently used as an office

Office - approx 9m²

This room is currently used as an office and it has the remains of an old fireplace which gives you scope to change this room into a small living room or kitchen if you so wished. There is access to the upper floor via some smaller stairs and there is a

LOCAL TAXES

Taxe habitation: EUR

NOTES