

## UNDER OFFER - Versatile 1960s/70s House with Garden, Outbuilding & Potential for Two Dwellings



## INFORMATION

Town:	Gurat
Department:	Charente
Bed:	3
Bath:	2
Floor:	106 m <sup>2</sup>
Plot Size:	2035 m <sup>2</sup>



## IN BRIEF

UNDER OFFER - Solidly built house offering excellent potential for dual living or rental income. Main accommodation on the first floor with entrance, living room, separate kitchen, 2 bedrooms and a recent shower room.



The ground floor can be converted into a self-contained apartment, with space for a kitchen, large living/bedroom area, shower room and WC.

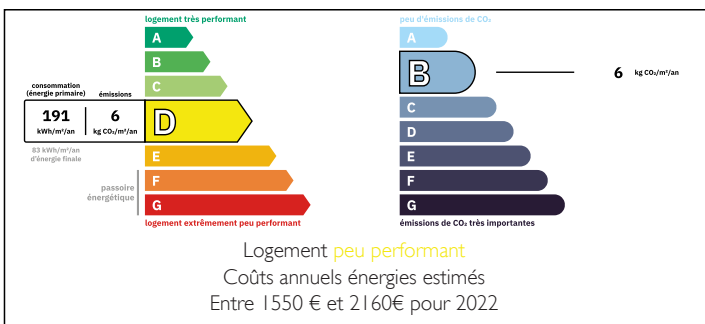


Large fenced rear garden, buildable land (subject to permission) and outbuilding.

- Roof tiles recently redone
- Heat pump installed
- Fibre-optic internet
- New shower room

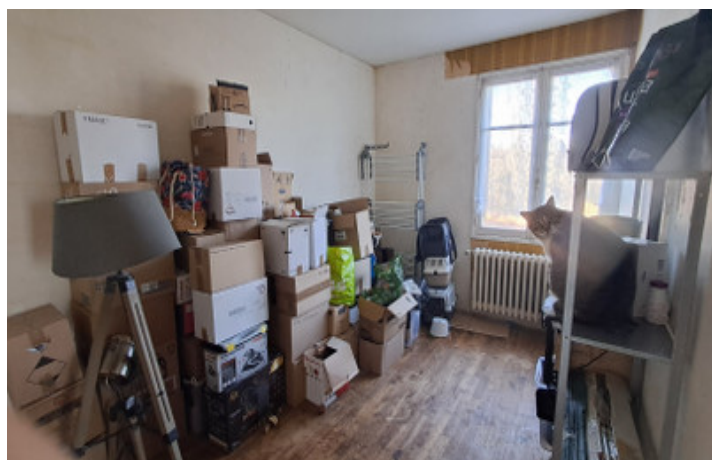
## ENERGY - DPE

An ideal family home, investment or multi-generational property.



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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 well-built 1960s/70s property offers generous space, modern upgrades, and outstanding potential to create two independent living units — ideal for multi-generational living, rental income, or investment.

The main accommodation is located on the first floor and comprises an entrance hall leading to a bright living room on the left and a separate kitchen on the right. This level also offers two bedrooms and a recently installed shower room, providing comfortable, practical living.

The ground floor is a real highlight and already includes:

A space suitable for a second kitchen

A large room easily divisible into a living area and bedroom

A shower room

Separate WC

This layout allows for the straightforward creation of a self-contained apartment, perfect for guests, holiday lets, or long-term rental.

Outside, the property benefits from a large, fully fenced rear garden, ideal for families and pets. The land is buildable (subject to permissions), offering further development potential. An outbuilding provides useful storage or scope for conversion into a workshop, studio, or additional accommodation.

Key features:

Roof tiles recently redone

Energy-efficient heat pump installed

Fibre-optic internet

## LOCAL TAXES

Taxe habitation: EUR

## NOTES