

Energy-efficient 5-Bedroom home with Strong Business Potential on 5,681 m of Enclosed Land

EXCLUSIVE



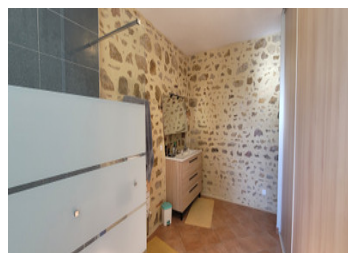
INFORMATION

Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	5681 m2

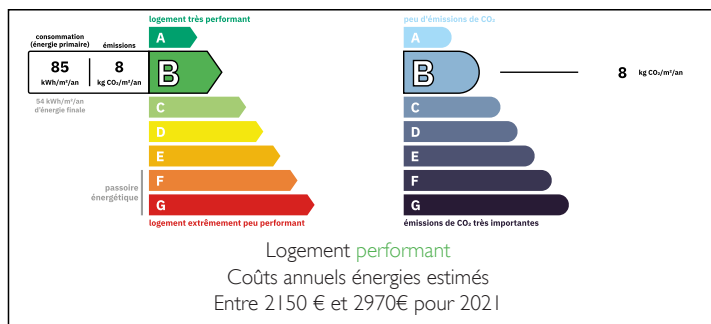
IN BRIEF

Set in a peaceful and private location, this spacious country home offers an excellent opportunity for income generation and lifestyle living. With flexible accommodation, a large loft for conversion, and established features already in place, the property is well suited to a bed and breakfast or guest accommodation project. Conveniently located within easy reach of Limoges and Angoulême.

The property already benefits from solar panels generating approximately €1,800 per year, providing an immediate income stream, along with a working well supporting the land and gardens.

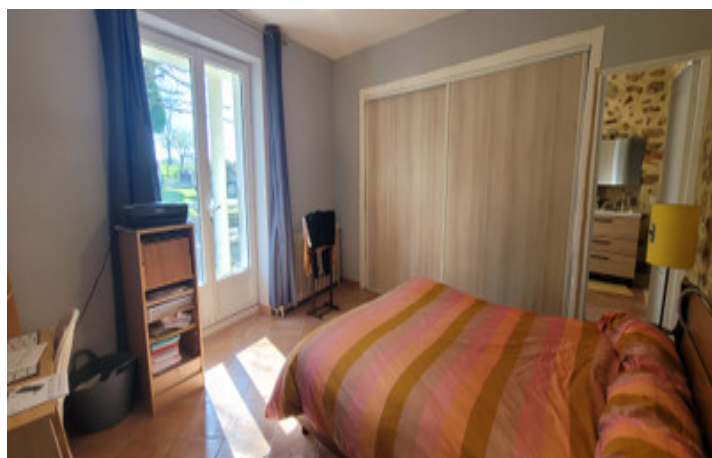


ENERGY - DPE



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

Entrance hall with WC and a ground-floor bedroom with en-suite bathroom and built-in storage—ideal for guest accommodation or independent use.

Recently fitted, fully equipped kitchen open to the living room, with direct access to a large glass-enclosed veranda, offering additional reception or dining space for guests.

Pantry, utility room, and boiler room with oil and heat pump central heating. Direct access to a double garage, workshop, and cellar.

First Floor

Four bedrooms, separate WC, and a family bathroom with jacuzzi bath—well suited for accommodating multiple guests.

Additional Potential

A large loft area offers significant scope to create further bedrooms or guest suites, making it ideal for developing a bed and breakfast business or expanding accommodation capacity.

Exterior

Fully enclosed grounds of 5,681 m² with a working well and pump, orchard, and ample space for an in-ground swimming pool—adding further appeal for guest use or holiday rentals.

More info on request.

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

NOTES