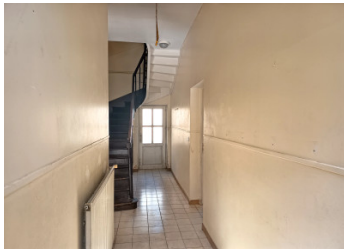


Large property with commercial potential such as a cafe/bar, bnb, with large outside terrace



INFORMATION

Town:	Épenède
Department:	Charente
Bed:	4
Bath:	2
Floor:	109 m2
Plot Size:	463 m2



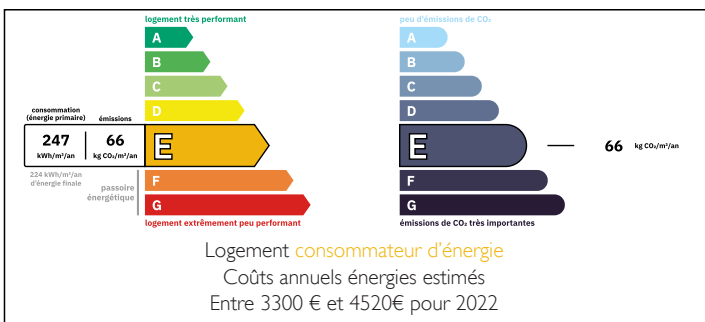
IN BRIEF

Although in need of some refreshment this large village property could be easily transformed offering a number of commercial opportunities such as a cafe/bar, bed and breakfast accommodation etc. Profiting from having central heating (fuel) and double glazing and roof in good condition.

Comprising of a long entrance hall, leading to a large kitchen, a downstairs wc, boiler room, and large open plan living room/dining room. There are 4 bedrooms on the first floor together with a separate wc and bathroom. On the third floor is an attic which has scope to also be converted if you wish.

There is a large concreted terrace to the outside which would be ideal for accommodating tables/chairs and seating making it a perfect space for outdoor dining and drinks.

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: 888 EUR

NOTES

DESCRIPTION

On arrival at the property you enter a long hallway which leads off to a large kitchen already equipped with a sink unit. There are particularly tiled walls and a tiled flooring.

Just beyond the kitchen is a WC and a boiler room housing the hot water heater and the central heating boiler (fioul).

On the other side of the hallway is a large open plan dining room leading through to a lounge.

There is a door leading from the hallway to the large outdoor terrace.

Oak stairs lead up to the large landing which leads off to 4 large bedrooms a separate WC and a bathroom with a vanity sink, bath with a shower over.

Outside there is a large concreted terrace and a separate plot of land where you could grow vegetables.

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