

House - 145 m<sup>2</sup>

Price: €123 050 \*
Honorary Award Excluded: €115 000
\* Agency fees shall be borne entirely by the purchaser



## **DESCRIPTION** DU BIEN

SHOP WITH LIVING ACCOMODATION OVER 3 FLOORS AND POSSIBILITY B&B IN POPULAR TOWN OF CHARROUX Situated in the centre of the pretty historical town of Charroux, this delightful property is ready to move into and enjoy from day one. Offering many possibilities, it is currently being used as a home with B&B guest bedrooms but would also be ideal for those looking for a commercial property or offices with living space above. It offers 145 sqm of living space over 3 floors and comprises: Ground floor: shop show room of 15 sqm with double glazed shop window and door to High St. There is a connecting door through to the back office of 15 sqm, currently used as a guest lounge. To the rear a utility room of 14 sqm with separate WC and side entrance to lane. An internal hallway of 9 sqm with staircase and access to cellar of 26 sqm. 1st floor: landing of 2 sqm with glazed doors into the private living space. A large dual aspect open plan living room of 37 sqm of which 11 sqm is the fitted and equipped kitchen area with dishwasher and electric oven with gas and electric hobs. 3 steps lead down to the master bedroom of 11 sqm with fitted wardrobes and window to the side. Off which an ensuite bathroom of 5 sqm with corner bath and contemporary fittings. 2nd floor: currently used as a B&B, a suite of 3 inter-connecting rooms comprising main guest bedroom of 15.5 sqm with ensuite shower room of 5 sqm. 2 further rooms of 8 sqm each, ideal for family or friends to share, or could be ideal as treatment rooms. The rear room also houses the workings for the air-air heating and climate control with a door out to the recently re-rooved

roof terrace with views over Charroux. The house is on 80 sqm and benefits from wood double-glazing, new roof, mains drainage and air-air central heating and climate control. Beautifully maintained, the location is key for those seeking either a business opportunity or just a bolt hole in a popular small town. J&S IMMO 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU: 05-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS: 123 050 euros dt Forfait d'honoraires de 7.00% - à la charge de l'acquéreur -PRIX NET VENDEUR: 115 000 euros

## LE BIEN EN DETAIL

Reference: 499JB86 Town: CHARROUX Transaction: Sales

Type of property: House

Price Including charges: €123 050

Property tax : €602 Surface : 145 m<sup>2</sup> Land : 80 m<sup>2</sup> View : South Number of bedrooms: 3

Bathroom: 1 Shower room: 2



## **DIAGNOSTICS DPE-GES**

Energy consumption in KWh/m² / year

Greenhouse Gas Emissions in Kg  $\rm CO2^2$  /  $\rm m^2$  / year

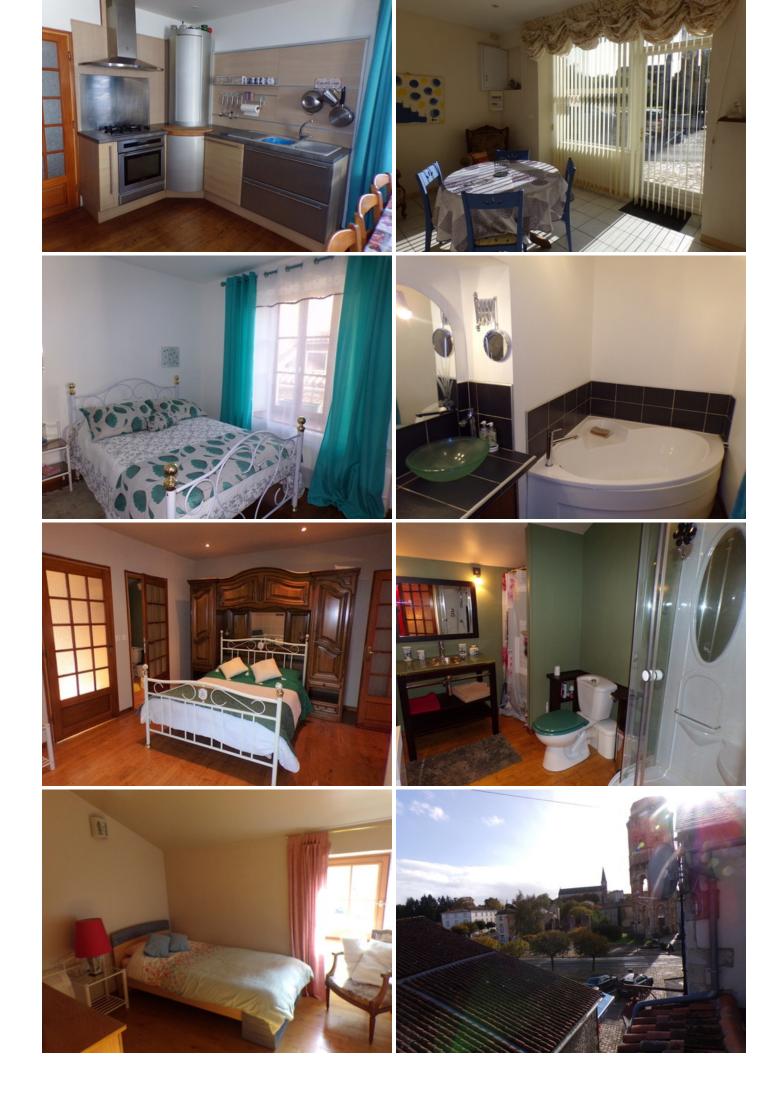




## LE BIEN EN PHOTOS

























AGENCE IMMOBILIÈRE