

House - 145 m²
CHARROUX

HAI
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
Situating 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-roofed

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 MOBILE FR : 0033 (0) 6 47 69 25 72 Email : jennybentley.jsimmo@gmail.com 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 m²
Land : 80 m²
View : South

Number of bedrooms : 3
Bathroom : 1
Shower room : 2



DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year

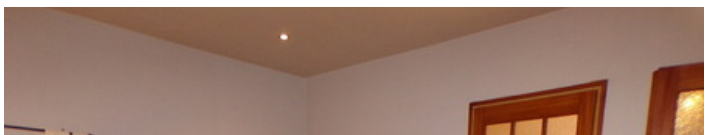
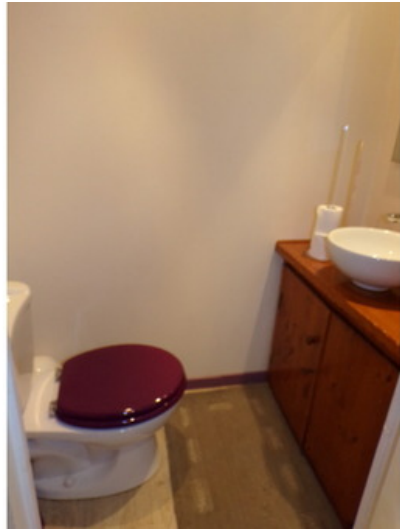
Greenhouse Gas Emissions in Kg CO₂² / m² / year



LE BIEN EN PHOTOS








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