



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 132,035.45

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Etagnac
Soumis:	02/12/2025

### Description:

A rare opportunity to acquire a centrally-located building in the village of Étagnac. Formerly used as a restaurant, the property offers flexible potential (subject to planning) either to continue as a restaurant / café, or to convert (with the necessary permissions) into a residential space. Ground Floor - Entrance / dining area where tables were previously located. Kitchen and preparation area. Accessible toilet on the ground floor. Upper Floor - A bright, spacious room (over 50 m<sup>2</sup>) with beautiful traditional wood beams and character features, which was formerly used for dining. This generous space would make an impressive dining hall for restaurant use, or alternatively (subject to planning) could be converted into bedrooms / living space for residential use. Étagnac is a popular village in the Charente-Limousine region, with a year-round resident population and strong appeal in the summer season. The village offers local amenities such as a bakery, butcher, hairdresser and other services. For additional services and a larger supermarket, the nearby town of Chabanais is about 5.3 km away and the property is approximately 34 km from Limoges–Bellegarde Airport. Price including agency fees : 114 450 € Price excluding agency fees : 105 000 € Buyer commission, tax included: 9%

### Commun

Salle de bains:	1
Pied carré fini:	116 m <sup>2</sup>
Dimesions du lot:	75 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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<https://www.imlix.com/fr/>

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### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MLSM-T10922/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10922/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: bvi83373

