



## FULLY RENOVATED HOUSE AND 2 GITES AS IMMEDIATE INCOME + ANOTHER BARN AND ANOTHER STABLE TO CONVERT



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 200,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Saint-Etienne-de-Fursac
Irányítószám:	23290
Feladta:	2023. 07. 04.
Leírás:	

### Summary

READY TO LIVE IN : STONE HOUSE SET IN A PEACEFUL HAMLET. 4 BEDROOMS (possible 2 more) + 2 APPARTMENTS WITH SEPARATE ENTRANCE : IMMEDIATE INCOME: TOTAL 2443 SQF. ON A PLOT OF 1.14 ACRE . SEPTIC TANK CONFORMS. EPC RATING D (115) ROOF IN GOOD CONDITION

### Location

15 km from all amenities ( restaurants, supermarkets, bars, vets, bricos, doctors, ...)

This area has multiple lakes and rivers, walking tracks and scenic areas. Climate is usually mild winters and hot summers.

### Access

15 mn from railway station with direct trains to Paris

15 mn from motorway

45 mn from limoges airport with direct flights to UK

3 h30 from Paris and 3 h from Bordeaux

### Interior



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## MAIN HOUSE

1st floor : 3 double bedrooms ( 15, 15, 12 m2 two of them with a beautiful marble fireplace), 2 shower rooms with toilets in each shower room

2d floor: 1 room with its original oak beams ( 36 m2) that could be 2 bedrooms , 1 shower room and toilet

APPARTMENT 1 : first floor 63 sqm open kitchen, 2 bedrooms, shower room with WC ( central heating). This apartment has its separate entrance/ separate boiler and electricity/ wooden floor. Ready to move in

APPARTMENT 2 : second floor 63 sqm STUDIO with its original oak beams shower room with WC ( central heating). This apartment has its separate entrance/ separate boiler/ wooden floor. Ready to move in

Both apartments can be rented yearly or with airbnb, The boiler and oil tank are situated in the downstairs foyer.

All rooms have been insulated

Videos available upon request

## Exterior

At the rear of the house a signe bread oven that can be convert into a single storey dwelling : the property has been completely pointed, has a new roof and has access tubes for electricicty and water.

2 working wells on the property including one with a pump

Another barn with garage (can be converted too); Also a workshop

## Additional Details

All surveys have been done . All windows and doors are double glazed

Roof in perfect condition ( drone photos available upon request)

Septic tank conforms ( survey done in 2023)

Property taxes : less than 1500 € per year

More photos and videos available upon request ( possible online viewing)

This property is marketed by a French qualified lawyer.

This lawyer has considerable experience in property law, particularly for foreign clients, whether companies or private individuals.

All our advice and assistance can be provided in English.



As well as providing legal advice and assistance across the full range of property matters, our lawyers also:

- \* advise and assist in sales and purchases of property anywhere in France
- \* act as agents for the purchase and sale of real estate, as authorised under the rules of professional conduct governing lawyers in France

## Revenue Generation

depends if it's airbnb or permanently

Állapot: Reformed

## Gyakori

Hálósobák: 7  
Fürdőszobák: 6  
Kész négyzetméter: 226 nm  
Telekméret: 4613 nm

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 115

## Building details

Parking: Yes  
Number of Garages: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/PFYR-T144720/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T144720/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1633-to2022

