



## Stunning 4 bed Villa With Separate 3 bed Gite For Sale in Combiers Charente



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 342,494.38

### Posizione

Nazione:	France
Indirizzo:	route de Rozet
Cap:	16320
Pubblicato:	28/07/2023

Descrizione:

Stunning 4 bed Villa With Separate 3 bed Gite For Sale in Combiers Charente France

Esales Property ID: es5553457

1 route de Rozet,  
Combiers,  
16320.  
Charente  
France

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

Ideal opportunity to invest in this unique property. Two family houses, with a total of 7 bedrooms. Currently being run as a Restaurant and family business, but is sold as a two dwellings with the potential



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to run a gite business. The area is rural countryside 10 k from supermarkets and shops, Limoges and Bergerac airports one hours drive. Bordeaux 2 hours drive.

As shown on the arial shot, two properties linked by a terrace currently run as a family business, but can be very easily converted back to living space. The main property is 130 m2 has two reception rooms, a kitchen, small laundry room with wc and a potential large living room where the restaurant is right now.. Upstairs are 3 bedrooms a dressing room and a bathroom. The heating is electric.

The second house is 120 m2, the ground floor consists of entrance into a large kitchen/dining with a wood burner. Downstairs shower room and WC.

Sitting room of decent proportions. Stairs leading to a further 4 good sized bedrooms with a separate wc. There are various outbuildings, a pond, flat fenced land, and a carpark which has room to park 15 cars.

## ABOUT THE AREA

Charente is a department in the administrative region of Nouvelle-Aquitaine, south western France. It is named after the river Charente, the most important and longest river in the department, and also the river beside which the department's two largest towns, Angoulême and Cognac, are sited.

Nestled in South West France lies the department of Charente. Boasting fantastic weather and countryside, it also offers great value for money when property searching. Whether you're looking for a bustling and lively or more rural pace of life this diverse area has loads to offer. But how to decide where to live in the Charente?

One of the original departments created during the French Revolution, Charente (department 16) is so named after the river that runs alongside its two biggest towns Angoulême and Cognac. This region is steeped in history and culture, is proud of its laid back outdoors based lifestyle and is world famous for the production of Cognac and Pineau de Charente.

Having one of the most desirable climates in France, the region really thrives when it comes to outdoor activities and water sports. The variety of the countryside with its hills, tracks, lakes and rivers provides the perfect backdrop to the wealth of activities on offer. The draw of horse riding, cycling, kayaking, canoeing and the ability to be outside for so much of the year is a reason that lots of families choose this area to settle in. The people, the food and the laid back lifestyle is simply the cherry on the top of this delicious cake.

Being the perfect holiday destination, the area is popular both with holiday home owners and permanent residents. Buying property with gites and cottages attached enables the creation of businesses offering holiday accommodation over the summer months and long term letting also provides an additional income stream possibility.

## MAiN FEATURES:

- 250m2 of living space



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- 2060m2 plot
  - 7 bedrooms
  - 2 Bathrooms
  - Massive potential in the rental market
  - Thriving gite and restaurant business attached.
  - Close to essential amenities like such as supermarkets and pharmacies by car
  - Close to many excellent bars and restaurants by car
  - Great base from which to discover other fantastic areas of France
  - Many excellent sports facilities, walking and cycling areas nearby
  - Garden
  - Terrace
  - Electricity on site
  - Barns / outbuildings
  - Private parking
  - Well
  - Woodburner(s)
  - Character property
  - Detached
  - Double glazing
  - Guest house / gite
  - High speed internet
  - Suitable for horses
  - Business potential
  - Water on site

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## Comune

Camere da letto:	7
Bagni:	2
Finito piedi quadrati:	250 mq
Dimensione del lotto:	2060 mq

## Utility details

Heating:	Sì
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## Building details

Number of Garages:	15
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## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL:	<a href="https://www.youtube.com/embed/EnBzaelFyp8?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_loa">https://www.youtube.com/embed/EnBzaelFyp8?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_loa</a>
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## Contact information

IMLIX ID:

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