



## Chabrac - Fabulous house, gite, garage, land and lakes - business opportunity



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 404,266.65

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Chabrac
Postcode:	16150
Geplaatst:	15-12-2024

### Omschrijving:

.Fabulous opportunity, house, gite, two fishing ponds, garage and land. The property is not in the village but outside a few kilometers from the town of Chabanais. The house was built in the 1970s and is surrounded by its own land (12430 m<sup>2</sup>) and is private. There is a driveway up to the house with a large garage and workshop which the owner uses as fisherman's stock. The land is partly wooded and lawn. The house comprises a large kitchen/living/dining room, a hallway which leads to a bedroom with en-suite bathroom, a large laundry room or office, another bedroom with mezzanine and en-suite bathroom. Upstairs a large corridor which can accommodate a lounge area, a large bedroom and a bedroom with bathroom. On the lower floor, an independent apartment, a large kitchen, a living room and a dining room, a bedroom for six people and a bathroom. There is a large garage, a storage room and a room. Near the house there is a summer house with an overgrown swimming pool. There are two large lakes full of fish, 2 ponds of around 5000 and 8000m<sup>2</sup>, just emptied, solar-powered oxygen system, and another building which could be converted into a gite. The electricity is good, the roof and the septic tank are up to standard and the whole house is in good condition. Close to Chabanais, Confolens, Saint Junien, Limoges and Angoulême. Close to trains, the airport and quick access to motorways and major roads.

Conditie:	Good
Gebouwd:	1970

### Algemeen

Slaapkamers:	5
Badkamers:	3



Afgewerkte vierkante meter: 209 m<sup>2</sup>  
Lot Afmeting: 12430 m<sup>2</sup>

### Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Oil

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 133

### Building details

Parking: Ja  
Number of Garages: 1  
Aantal verdiepingen: 3

### Lease terms

Date Available:

### Additionele informatie

Website URL: [http://www.arkadia.com/TXNV-T16460/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T16460/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 12018262883

