



## listing



### 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 132,035.45

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Étagnac
Geplaatst:	02-12-2025

### Omschrijving:

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%

### Algemeen

Badkamers:	1
Afgewerkte vierkante meter:	116 m <sup>2</sup>
Lot Afmeting:	75 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[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:

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