



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



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 404,266.65

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Chabrac
 ZIP code: 16150
 Posted: Dec 15, 2024

Description:

.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 m2) 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 8000m², 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.

Condition: Good
 Built: 1970

Common

Bedrooms: 5



Bathrooms: 3
Finished sq. ft.: 209 sq m
Lot Size: 12430 sq m

Room details

Total rooms: 7
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Oil

Energy efficiency

Energy Use (kWh/m²/year): 133

Building details

Parking: Yes
Number of Garages: 1
Number of Floors: 3

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXNV-T16460/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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