



*Agence le Prince Noir*

House - 200 m<sup>2</sup>  
CHAILLAC

HAI  
Price: €69 120 \*  
Honorary Award Excluded: €64 000  
\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

This house makes a lovely home, but could also be a great investment opportunity. It is situated in the lively and popular little town of Chaillac where there are a selection of small shops and services as well as a lovely swimming and fishing lake. The larger town of St Benoit du Sault with supermarket and more shops and services is around 5 minutes away by car, a station around 20 minutes away and the international airport at Limoges is around a 50 minute drive. On the ground floor there is a separate apartment, and although this needs renovating it would make a decent 1 bed apartment which would probably bring in a 150-200 euro a month yield. It consists of a large room (30m<sup>2</sup>) in 2 sections with a sink that would make a great kitchen/living area, and a second room (22m<sup>2</sup>) that could be a bedroom and shower room – it takes a little imagination, but with all services connected and mains drainage it wouldn't be too difficult to get up and running! On the first floor there is another separate living accommodation (this is finished and makes a lovely home and also benefits from town gas fired central heating) consisting of an entrance hall (7m<sup>2</sup>), a living room (30m<sup>2</sup>) with wooden floors and a fireplace with wood burning stove, a fitted kitchen/dining room (17m<sup>2</sup>) with wooden floors, 2 bedrooms (9 and 16.5m<sup>2</sup>) with wooden floors, and a tiled shower room (3.5m<sup>2</sup>) (shower, basin, toilet). Downstairs on the ground floor (completely separate from the ground floor flat and accessed from the first floor accommodation) is another large room (30m<sup>2</sup>) that is more of a cellar space at the moment and leads out to the garden, and a partially renovated shower

room (7.5m<sup>2</sup>) (shower, basin, toilet). Up a separate external stone staircase to the second floor is the attic which has been partially converted and with some finishing off would make another great (and independent) rental property (probably around 250-300 euros a month). It consists of a large living/dining area (28m<sup>2</sup>), with an area planned for a corner kitchen (7m<sup>2</sup>), and 2 bedrooms. One bedroom is almost finished (12m<sup>2</sup>) and has an en-suite bathroom (4m<sup>2</sup>) (shower, basin, toilet). The second bedroom (17.5m<sup>2</sup>) needs a lot more work still but also has a space for an en-suite shower room (4.5m<sup>2</sup>). To the rear of the property is a garden of around 400m<sup>2</sup> in which is a large garden shed. There is a small right of way in the garden for 2 other gardens to be accessed by wheelbarrow. This is a great property in the centre of a popular little town and whilst it currently makes a lovely 2 bedroom home, there is the potential to finish the rest of it and create a reasonable monthly income as well. Note: We update our website advertising daily and remove properties that we know are under offer or sold. If we are still advertising a property, it is, to the best of our knowledge, still available for sale. We try to include All of the general information we have regarding each property in the write-up so please try to avoid a generic "more information please" e-mail to us. However, if you have any specific questions you would like answered please don't hesitate to contact us and we'll do our best to answer them for you!

# LE BIEN EN DETAIL

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Reference : PN20075  
Town : Chaillac  
Transaction : Sales  
Type of property : House  
Price including charges : €69 120  
Surface : 200 m<sup>2</sup>  
Land : 400 m<sup>2</sup>

Number of rooms : 12  
Number of bedrooms : 5  
Bathroom : 3



## DIAGNOSTICS DPE - GES

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## LE BIEN EN PHOTOS







*Agence le Prince Noir*

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