


# MAISON D'MAITRE AND CHAMBRE D'HOTE , COMPRISING OF 7 BEDROOMS IN PRIME LOCATION

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A42716PUR36 |
| PRICE | € 495,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (470 000 EUR hors honoraires) |
| BEDROOM | 7 |
| BATHROOM | 5 |
| ACCOMMODATION | 357 m² |
| LAND | 700 m² |
| TOWN | Chaillac |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Gîtes, House, Family Home |
| CONDITION | Habitable, Good condition |
| FEATURES | Mains drainage, Private drainage, Garage |

*Price based on current exchange rate which is subject to change

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- Chambre d'hote ready to run in tourist hot spot
- Beautifully presented
- Prime location in the centre of a busy village
- Family accommodation
- Potential for additional cafe space

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Rich in character and effortless luxury, this outstanding maison de maître is ready to continue as a chambre d'hôtes and café if desired. The three-storey residence comprises four en-suite bedrooms, three additional bedrooms, a formal dining room, breakfast room which can be used as a cafe/commercial space, snug, and an impressive

# DESCRIPTION

Entering directly from the village's principal square, this exceptional property immediately reveals a warm and welcoming interior rich in original architectural detail. The impressive entrance hall opens seamlessly into a formal dining room (5.5m x 6m), creating an ideal space for entertaining. To the front of the property, a separate breakfast or dining room (4.8m x 4.8m) enjoys direct frontage to the square and offers exciting potential for use as a boutique café or private commercial venture.



To the rear lies a fully equipped, commercial-style kitchen (4.9m x 7m) with space for family dining and direct access to the garden. A cosy family snug with log burner, alongside a guest WC, completes the ground floor (5m x 3.2m). Access to the cellar (7m x 4m) is also provided from the main hallway.

A striking grand staircase rises to the first floor, where a generous landing with balcony overlooks the village square. Four beautifully appointed bedrooms are arranged on this level, each benefitting from its own ensuite shower room. The principal bedroom (5m x 4.1m) is complemented by an ensuite (1.72m x 1.92m), while bedrooms two (4.7m x 3.2m), three (4.9m x 5m) and four (4.9m x 5m) each enjoy similarly luxurious private facilities.

The staircase continues to the top floor, opening into a light-filled open-plan living, dining and kitchen space (6.9m x 9.8m), designed for relaxed modern living. Three further bedrooms are located on this level—bedroom five (5m x 3.8m), bedroom...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42716PUR36

COMPLETE FILE AND PHOTO ON REQUEST

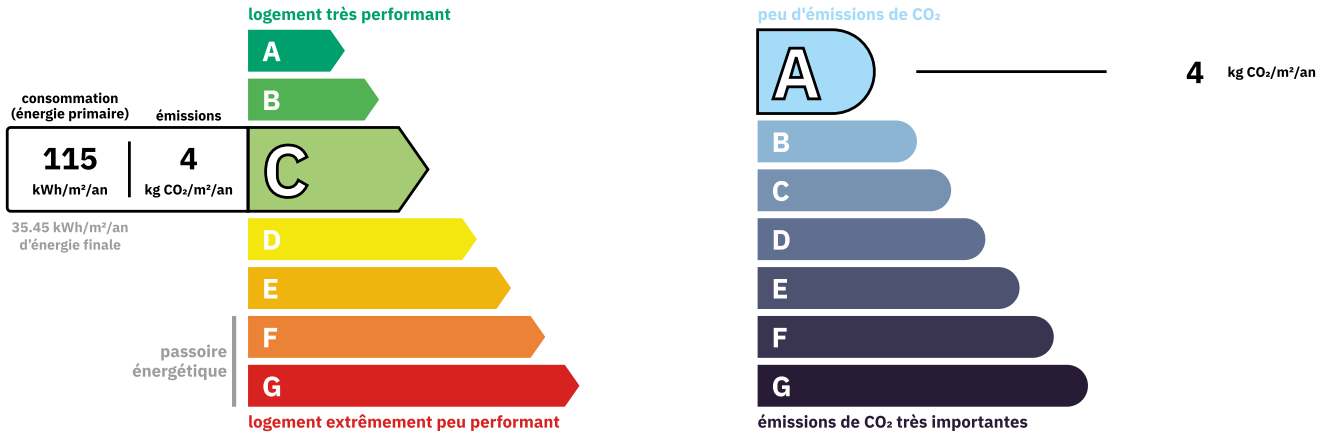
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between € and € for

# NOTICE

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# CONTACT

Réf :A42716PUR36
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LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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