

**Reference:** R10141  
**Location:** Charente (16) – Chabrac  
**Type:** Modern Bungalow  
**Setting:** Rural  
**Bedrooms:** 4  
**Bathrooms:** 4  
**Habitable:** 202m2  
**Land size:** 7104m2  
**Condition:** 1st Class Condition  
**Year built:** 2011  
**Heating:** Electric  
**Shops:** 3 km  
**Pool:** No  
**Outbuildings:** No



This four bedroom bungalow was purpose built in 2011 as a bed & breakfast establishment but would equally work well as a family home. It was constructed to a very high specification with quality evident in all the fittings and fitments and as a business it enjoyed great success with strong occupancy rates and regular return visitors. Sadly, ill health has forced the owners to cease operating the business and to seek a smaller property.

Built with comfort and economy in mind, the property benefits from top quality uPVC double glazing throughout, high levels of insulation and underfloor heating that enables the temperature to be specifically set for each room.

The two wings each have their own specific identity and purpose and lead off from a central entrance hall. The west wing is dominated by a superb open plan Kitchen, Lounge and Dining Room with a wood burning stove to provide additional warmth. The Kitchen area consists of a range of wall and floor mounted storage units with space for a fridge, freezer and dishwasher. There is an integrated double oven and a ceramic hob set on an island with an extractor hood above – the island also acts as a breakfast bar. Guests can enjoy breakfast in this room or can dine on the covered outdoor terrace which can be accessed from this area.

The owner's have a large double Bedroom in this wing which is served by a walk through dressing room with built in wardrobes and an Ensuite shower room. There is also an office from which to run the business but, if not required, this could become another bedroom or a second lounge.

The east wing has three double bedrooms. Each bedroom is equipped to the same standard with built in wardrobes, ensuite shower rooms (the larger of the bedrooms has an ensuite with a bath as well) and double doors opening out into the grounds. All of the double doors are fitted with electrically operated blinds for maximum security.

There is also a large Laundry Room for washing and storage of bed linen and towels.

The bungalow sits proudly on a large plot of land with a pond and benefits from far reaching views over the picturesque Charente countryside. A large graveled driveway provides parking for a number of cars and there is an attached double garage.

The property is well situated being close to the town of Confolens which attracts many visitors every year for its various festivals and events. There is a large supermarket just 10 minutes away in the town of Chabanais whilst the international airport at Limoges can be reached in just 30 minutes.

Agency fees of 6% are included in the asking price.  
Honoraires d'agence de 6% TTC inclus, charge acquéreur.  
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€299,500

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

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