



## House with adjoining hotel,

16450, St Claud, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 1 Bath

House with adjoining hotel

# €114,450

Ref: BVI15113

## Property Description

A large family house with lots of character and income potential: this house with adjoining former hotel has a romantic feel about it and offers plenty of space. Both buildings are linked on the ground floor which has a large kitchen next to the bar and restaurant area. The characterful main residence on the first floor, with wooden flooring throughout, has been renovated with new electricity and part double-glazing, and offers comfortable accommodation. It consists of a living room with a wood burner, a large bathroom, three bedrooms. One of them has access to the gorgeous covered terrace, overlooking the private courtyard. The house is connected to mains drainage. The adjoining hotel is in need of renovation. The six guest rooms, three on the first and three on the second floor are accessed by a staircase in the restaurant. Outside a 150 m2 barn with new roof and access to the courtyard and the road. A sloping garden is accessed by a stone staircase behind the house. Price including agency fees : 114.450 € Price excluding agency fees : 105.000 € Buyer commission included: 9%

