

Substantial Family Home; Independent Annex; Walking Distance of the Charming La Bastide Clairence



€ 884000 fai

FCH1087

A wonderful opportunity to purchase a substantial family home within walking distance of the charming La Bastide Clairence, recognised as one of the most beautiful villages in France for its Place des Arceaux and its half-timbered houses and whitewashed facades. The village is known locally for its strong community life centred around its lively square with its artisanal boutiques, restaurants and shops. Its annual pottery fair attracts both local and regional exhibitors, and its farmers' markets are known to be amongst the best locally.

This striking and substantial house, with its generous balcony wrapping around three of its facades, sits within gated and enclosed grounds of 3 178m².

The property currently serves as both a family home and a small medical practice. The family home predominately occupies the first floor and the medical practice occupies part of the ground floor with an independent access. The medical practice could be easily incorporated into the property or transformed into a guest annex.

The family home (approx. 180m²) consists of two independent entrance halls; a large living room with open fireplace and triple aspect doors opening onto the covered balcony which over-looks the gardens; a fully equipped dining kitchen; guest cloakroom; a master bedroom with ensuite bathroom; three further double bedrooms; a bathroom and a shower room.

The medical practice currently occupies approximately 130m2 and consists of an independent entrance; an office; a small laboratory; a treatment room; a consulting room; a waiting room and toilets. An integrated garage of 30m2 and a couple of storage rooms completes this highly desirable property.

Viewing is highly recommended to appreciate the versatility and location of this property.

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

Property Features

Additional Information

| | | | |
|--------------------------------------|------------------------|-------------------------|---------------------|
| Habitable Space : 312 m ² | No of Rooms Total : 10 | No. Reception Rooms : 2 | No. of Bedrooms : 4 |
| Bathrooms : 2 | Shower Rooms : 1 | W.Cs : 3 | Utility Room : Yes |
| Tax Fonciere : € 2453.00 | Heating : Oil-Fired | Hot Water : Electric | |

Construction

| | |
|--------------------------------|--------------------|
| Year : 1948, extension in 1971 | Type : Residential |
| Roof : Tiled | |

Services

| | |
|-------------------|---------------------------|
| Tele / ADSL : Yes | Drainage : Mains Drainage |
| Glazing : Double | Eco Features : |

Grounds

| | |
|--|---------------------|
| Land Area : 3178 m ² | Boundary : Enclosed |
| Terrace : Yes 65m ² | Garden Well : No |
| Garage : Yes | Car Port : |
| Swimming Pool : No | |
| Outbuildings : Two Independant Offices / Medical | |

Ancillary Buildings

GARAGE : 30.6m² Storage 1 : 7,2m² Storage 2 : 6.56m² Storage 3 : 23m²

For Further Information, please contact.

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