

Stunning gite complex set in 5 acres of beautiful parkland with a small lake and heated swimming pool



INFORMATION

Town:	Chef-Boutonne
Department:	Deux-Sèvres
Bed:	13
Bath:	8
Floor:	0 m2
Plot Size:	12575 m2

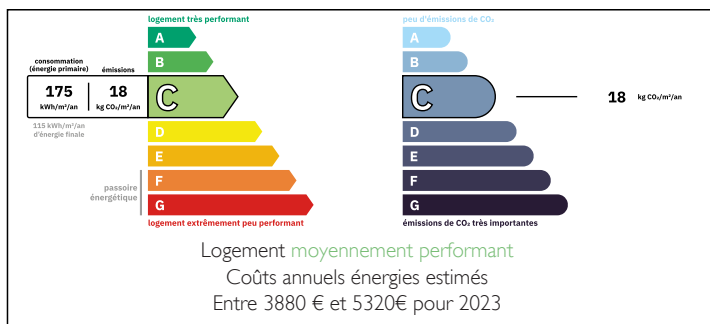
IN BRIEF

We are delighted to offer this exciting business opportunity in the heart of the beautiful countryside of the Poitou Charentes in south west France, including a large three-bedroomed family house which could be suitable for a chambre d'hôte, four gites of differing sizes (10 bedrooms altogether), heated 9x4m swimming pool, small fishing lake, tennis court and immaculately kept grounds of 2.5 hectares.

In addition there is the option to complete the conversion of an attached barn into a beautiful wedding venue and/or restaurant. There are very few wedding venues in this region and a lot of the preparation of the building has been completed (commercial kitchen, food preparation room etc) and there is the bonus of the property already holding a grade 4 alcohol licence to sell beer, wines and spirits!



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter the property through impressive iron gates, with the fishing lake on the left and swimming pool on the right, to reach the central courtyard surrounded by the house and gites.

Main House:

Main front entrance timber arch ornate door leading to the main entrance hall: 2.988m x 2.379m (7.108m²)

Entrance glazed doors to lounge, dining room, large double doors to breakfast room and a shoe and coat cupboard

Central heating radiator

Breakfast room: 4.892m x 5.042m (24.665m²)

Dual central heating wood fired rayburn (heating can be switched from wood fired rayburn to oil fired central heating boiler)

Radiator

Entrance to kitchen and stairs to 1st floor and hallway

Kitchen: 10.840m x 2.083m (22.580m²)

Galley style kitchen. Large extractor hood over double electric oven. Full run of base and wall cupboards. 2 large freezers and 1 large fridge.

Large walk-in larder store 2.183m x 1.573m (3.434m²) with shelf racking and consumer unit for the kitchen and La Maison de Jardin Gite

Entrance to breakfast room, rear hallway and larder store

Rear Hallway: 2.518m x 1.445m (3.639m²)

Entrance doors to toilet, laundry room, kitchen and office

Toilet: 1.112m x 1.177m (1.309m²)

Toilet and handbasin

Laundry room: 2.234m x 2.747m (6.137m²)