

Lovely home, gite complex and private indoor swimming pool. 2.8 hectares.



INFORMATION

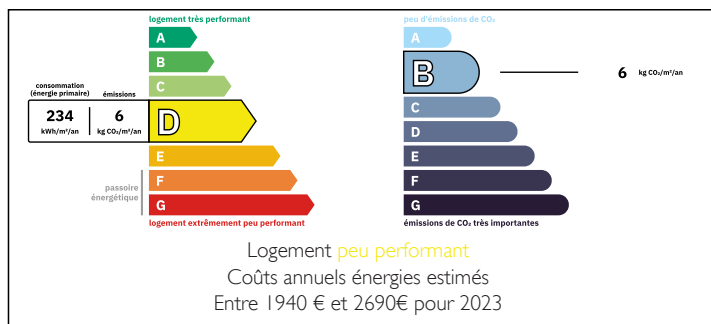
Town:	Saint-Pierre-sur-Erve
Department:	Mayenne
Bed:	11
Bath:	8
Floor:	900 m2
Plot Size:	28110 m2



IN BRIEF

A total turnkey business opportunity with private owners' accommodation including 3 bedrooms and gite accommodation for up to 30 guests. Perfect for large family gatherings, weddings, anniversaries, business groups, retreats or Chambres d'Hotes. Also great potential to create a rural co-living centre.

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.



DESCRIPTION

This is an immense property situated in a private and tranquil location close to the pretty village of St-Pierre-sur-Evre and the activity centre of the caves and canyon de Saulges, renowned for its rock climbing and museum of prehistory. The 8-bedroom gite complex itself is set in 7 acres of grounds providing privacy and space for both the owners and their guests. Each of the buildings has been fully renovated and the grounds meticulously maintained.

Situated in a 'ZRR', which offers tax advantages for new businesses

Owners' Home

Fully renovated stone house with feature tower overlooking the gardens. Completely separate to the gite accommodation, this accommodation has been renovated to an extremely high standard comprising of: on the Ground Floor:

- + Entrance Hall (6m²)
- + Main Living Room (60m²) with woodburner and underfloor heating,
- + Conservatory (18m²)
- + Library room/reading room situated in the base of the tower (5m²)
- + Fully fitted kitchen/dining room (25m²)
- + Office/ground floor bedroom (16m²)
- + WC.

LOCAL TAXES

Taxe foncière: 4553 EUR

Taxe habitation: EUR

NOTES

Stairs lead from the ground floor to the:

- + Mezzanine/lounge area overlooking the ground floor lounge
- + Shower room and WC located in the tower
- + 3 bedrooms accessed from the corridor leading from the mezzanine. The master bedroom has 2 large fitted wardrobes, and the hall is lined with additional cupboard and wardrobe space.

To the rear and sides of the owner's accommodation are the private garden, large vegetable plot and prairie plus there is an additional field (for horses or other leisure activities).