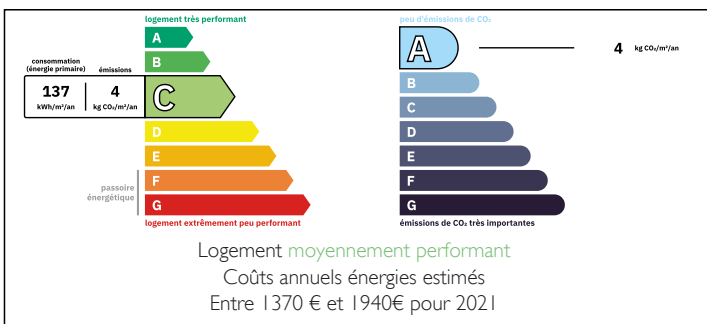


Complex of three renovated gîtes, 105/105/75 m , 7 bedrooms with outbuildings and 6800 m of land

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Niort
Department:	Deux-Sèvres
Bed:	7
Bath:	3
Floor:	284 m <sup>2</sup>
Plot Size:	6300 m <sup>2</sup>

## IN BRIEF

This former gîte complex in the picturesque Deux-Sèvres region is nestled in the countryside close to a charming hamlet.

The property comprises three renovated dwellings, offering a total of seven bedrooms on a plot of over 6860 m<sup>2</sup>.

One dwelling is on one level, the other two are on two levels.

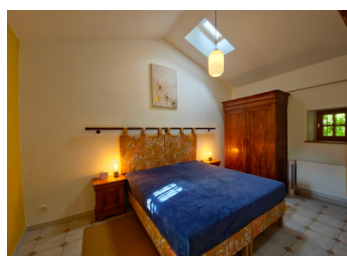
It is possible to connect two dwellings.

The estate has undergone major renovations, including the replacement of all roofs in 2008 and the installation of a new septic tank for the gîtes in 2022.

In the same year, a 9 kW solar system was added, ensuring a sustainable energy supply, and fiber-optic internet access was introduced.

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

### House 1 :

- single-storey house with a surface area of 105 m<sup>2</sup>.
- Double-glazed windows throughout the house
- Electric heating (new radiators in 2021) and comfortable open fireplace.
- Two bedrooms
- Fully equipped kitchen
- Bathroom with WC
- Large dining room and living room

### House 2:

- 105 m<sup>2</sup> split-level layout
- Double-glazed windows
- Fully renovated electrical and plumbing systems
- Efficient heat pump for heating and cooling, complemented by a wood-burning stove.
- Three bedrooms
- Fully equipped kitchen
- Bathroom with WC
- Spacious living and dining room

### House 3:

- 74 m<sup>2</sup> split-level layout
- Double-glazed windows
- Fully renovated electrical and plumbing systems
- Efficient heat pump for heating and cooling, plus wood-burning stove.
- Two bedrooms
- Fully equipped kitchen
- Bathroom, WC.
- Spacious living and dining room

## LOCAL TAXES

**Taxe foncière: 1400 EUR**

**Taxe habitation: EUR**

## NOTES

Overall, this property presents a distinctive business opportunity to run one or more gîtes.

Can accommodate a large family looking for a natural environment.

The estate is ideally located, with La Rochelle an hour's drive away, Niort 20 minutes by car, Paris 2 hours by TGV, Poitiers and Angoulême an hour's drive.