

Gite complex beautifully renovated and ready to start bringing in income straight away!



## INFORMATION

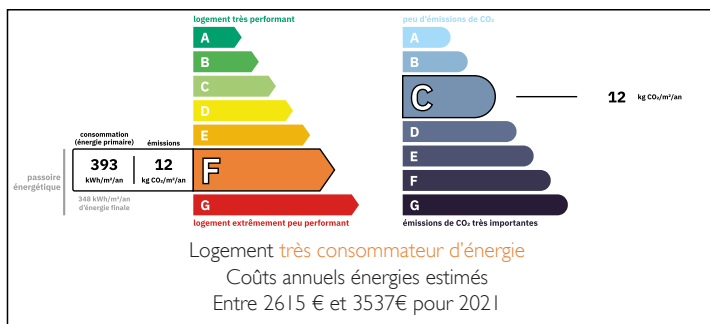
Town:	Isigny-le-Buat
Department:	Manche
Bed:	11
Bath:	7
Floor:	376 m2
Plot Size:	1382 m2



## IN BRIEF

A fabulous opportunity to purchase this incredibly versatile and beautifully renovated gite complex comprising of three houses, all with their own access. This has been run in the past as an incredibly successful gite business with year-round and repeat bookings. Each house has its own garden area, each with a hot tub and alfresco dining areas along with heated indoor and outdoor pool facilities - making it the perfect base for holiday makers to enjoy all that Normandy has to offer and to relax and unwind in a peaceful countryside location.

## ENERGY - DPE



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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

Set in the beautiful Normandy countryside but with proximity to all amenities, the complex comprises of three separate houses all with lovely modern decor and each with their own access.

The first house is a longère, barn conversion with five bedrooms which comfortably sleeps ten people. On the ground floor, there is a large family style kitchen diner perfect for groups of friends to cook up a storm and share a meal. There are two large ensuite double bedrooms on the ground floor also. Upstairs there is a large living/entertaining space with double sided wood burner and plenty of space for sofas and a pool table. There is also a lovely terrace overlooking the outdoor pool and hot tub area, which has plenty of space for sunbathing and socialising. There is also a private enclosed garden area perfect for barbecues.

The second house, where the current owners live, could also be used as a further gite space. With its large open plan kitchen/dining and living space, beautiful fireplace with wood burner and patio doors out to the garden, it would make the perfect holiday rental. On the ground floor, the property also benefits from two double bedrooms, laundry/utility room, family bathroom and an office space. Upstairs there is a further two large double bedrooms, family bathroom, and a large entertaining space currently used as a games room and bar. Outside there is some private garden space with a hot tub.

The third house is a charming...

## LOCAL TAXES

**Taxe foncière:** 2028 EUR

**Taxe habitation:** EUR

## NOTES