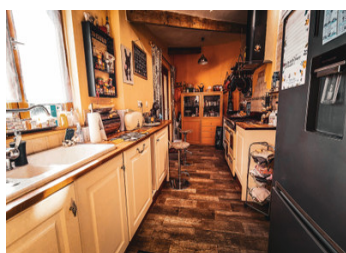
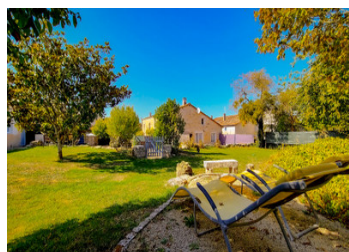


Unique opportunity with this real estate complex of 4 houses with covered pool and potential for holiday lets.



## INFORMATION

Town:	Souvigné
Department:	Charente
Bed:	10
Bath:	5
Floor:	460 m2
Plot Size:	3862 m2



## IN BRIEF

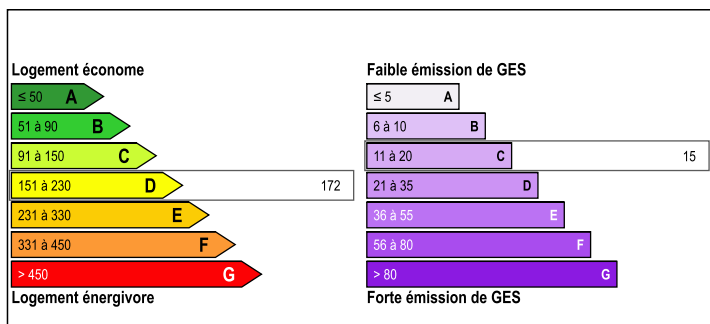
Discover an exceptional investment opportunity in this stunning property! An oasis of tranquility just minutes away from Villefagnan and Ruffec, this property embodies French charm. With a spacious main house and four potential cottages, you have the opportunity to create an attractive rental income.

Imagine yourself relaxing in your own wellness centre with a spa, gym, jacuzzi, and pool. The possibilities are endless. The main house is elegant and welcoming, offering a comfortable living space. The potential cottages are full of character, perfect for unforgettable summer vacations. A partially renovated barn is ready to become your haven of relaxation.

The enclosed garden, the pool, the parking area, and the separate plot for a vegetable garden complete this idyllic picture.

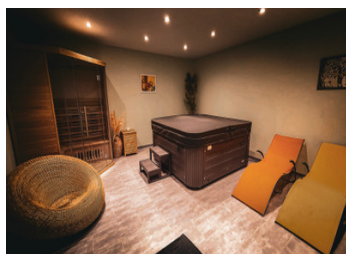
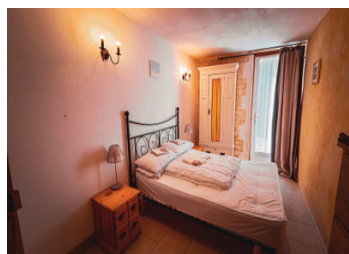
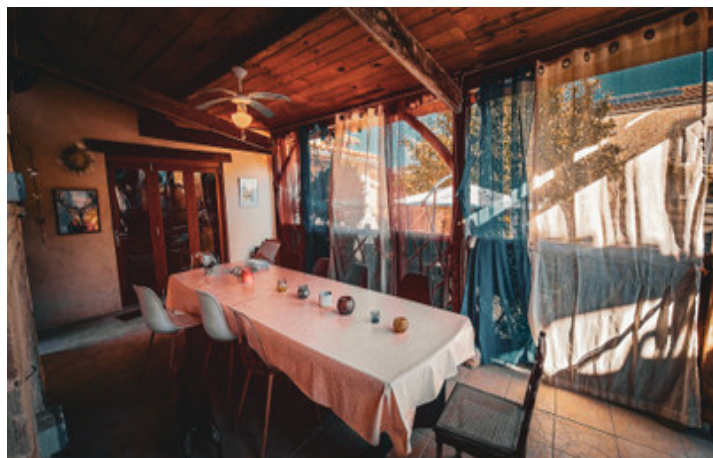
Contact us now for a visit and discover the potential of this exceptional property!

## 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 foncière: 2008 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This estate includes:

MAIN HOUSE - 141m<sup>2</sup> - Ground Floor

Kitchen: 14 m<sup>2</sup>

Living / Dining Room: 36 m<sup>2</sup>

Laundry Room: 8 m<sup>2</sup>

MAIN HOUSE - 1st Floor

Bedroom 1: 26 m<sup>2</sup>

Shower Room/WC: 8 m<sup>2</sup>

Bedroom 2: 22 m<sup>2</sup>

MAIN HOUSE - 2nd Floor

Bedroom 3: 12 m<sup>2</sup>

Bedroom 4: 10 m<sup>2</sup>

Bathroom/WC: 5 m<sup>2</sup>

HOUSE A - 48m<sup>2</sup> - Ground Floor

Kitchen / Living Area: 26 m<sup>2</sup>

House A - 1st Floor

Bedroom 5: 16 m<sup>2</sup>

Bathroom/WC: 6 m<sup>2</sup>

HOUSE B - 53m<sup>2</sup> - Ground Floor

Kitchen / Living Area: 26 m<sup>2</sup>

Bedroom 6: 11 m<sup>2</sup>

HOUSE B - 1st Floor

Bedroom 7: 11 m<sup>2</sup>

Bathroom/WC: 5 m<sup>2</sup>

HOUSE C - 53m<sup>2</sup> - Ground Floor

Kitchen / Living Area: 38 m<sup>2</sup>

Bedroom 8: 13 m<sup>2</sup>