



Ref: A24954ANB17 Price: 593 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (560 000 EUR without fees)

A fabulous collection of 6 houses comprising a main house and 5 gites set in a fabulous location with a pool





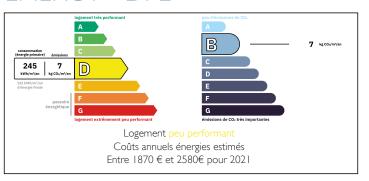








ENERGY - DPE



INFORMATION

Town: Néré

Department: Charente-Maritime

Bed: 15

Bath: 9

Floor: 511 m2
Plot Size: 4410 m2

IN BRIEF

Nestled in the heart of the countryside, this delightful gîte complex offers an exceptional lifestyle opportunity. Set within a peaceful rural hamlet, the property comprises five beautifully renovated gîtes plus a spacious owners' house, all lovingly restored by the current owners to a very high standard.

Each gîte exudes character and charm, showcasing original features such as exposed stone walls, beams, and traditional fireplaces, perfectly balanced with modern, stylish kitchens and contemporary bathrooms to ensure guests enjoy both comfort and authenticity.

The accommodation is set around a pretty courtyard and surrounded by mature gardens, providing a relaxing atmosphere and plenty of outdoor space for guests to unwind. Whether enjoyed as a family home with income potential, a lifestyle business, or an investment, this property

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.



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LOCAL TAXES

Taxe foncière: 3057 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- Property I 3 bedrooms, 2 bathrooms (94m2) Currently used as an owners house.
- Property 2 4 bedrooms, 2 bathrooms, sleeps up to 7 people (120m2)
- Property 3 3 bedrooms, I bathroom, sleeps up to 6 people (90m2)
- Property 4 2 bedrooms, I bathroom, private covered terrace, sleeps up to 4 people (96m2)
- Property 5 2 bedrooms, both with ensuite shower rooms, sleeps up to 4 people (110m2)
- Property 6 I bedroom, I shower room, sleeps up to 2 people (60m2)
- ** Gites 5 & 6 can be connected for larger families that wish to share.

Outside

- Heated pool with terrace
- Outbuilding for renovation (98m2)
- Open barn, used as a games area
- Various small outbuildings used for laundry, storage
- Private parking for gite guests with separate entrance

20 minutes to Matha, 40 minutes to Cognac, I hour 15 to Royan and the Atlantic Coast, I hour 20 minutes to La Rochelle.

ALL MEASUREMENTS ARE APPROXIMATE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr