

## Holiday village, consisting of 6 properties in a beautiful setting, for Sale in the Charente Countryside



## INFORMATION

Town:	Suaux
Department:	Charente
Bed:	14
Bath:	9
Floor:	557 m2
Plot Size:	7563 m2



## IN BRIEF

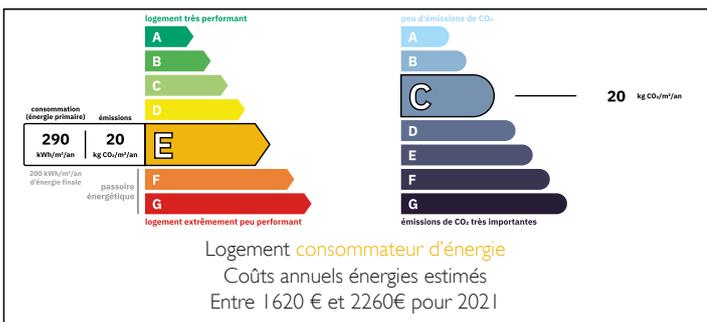
RECENTLY REDUCED, REASONABLE OFFERS WILL BE CONSIDERED.

Charming holiday complex located in the picturesque Charente countryside. This property features 6 individual properties,

The cottage complex comprises five renovated cottages and a large 150m<sup>2</sup> main house, which is in need of renovation.

- 4-bedroom house with adjoining barn.
- 3-bedroom cottage.
- 2-bedroom cottage.
- 2-bedroom cottage.
- 1-bedroom cottage.
- 2 x 1-bedroom en-suite BnB.

## ENERGY - DPE



Perfect for a holiday rental business or a large family retreat. The peaceful location and charming

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

We are delighted to present this stone-built gite complex, offering an exceptional blend of historic charm and peaceful accommodation. Nestled in a pretty hamlet, this property features five renovated gites and a 4 bed main house to update, set within 7563m<sup>2</sup> of beautifully landscaped gardens.

The main house spans 150m<sup>2</sup> and boasts a charming wood burner, stunning exposed beams, and four spacious bedrooms. Each of the five gites has been uniquely renovated to ensure comfort and style, providing diverse accommodations for guests.

The expansive 7563m<sup>2</sup> gardens are lush and well-maintained, featuring mature trees, fruit trees, and a productive vegetable patch. Outdoor amenities include a heated in-ground pool, a fully-equipped summer kitchen, and ample space for entertaining.

Additionally, the property offers potential for expansion on the attached land, subject to necessary permissions. Conveniently located just 8km from Chasseneuil-sur-Bonnieure, this exquisite Gite complex combines the tranquility of countryside living with easy access to local amenities.

This property is perfect for those seeking a peaceful retreat with potential to generate income.

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

## LOCAL TAXES

**Taxe foncière: 3200 EUR**

**Taxe habitation: EUR**

## NOTES