

Opportunity to buy a 3 bed home & business: 2 LARGE GITES & CATTERY close to a village with local amenities.



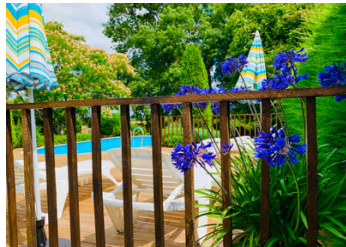
## INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	12
Bath:	6
Floor:	430 m2
Plot Size:	5622 m2

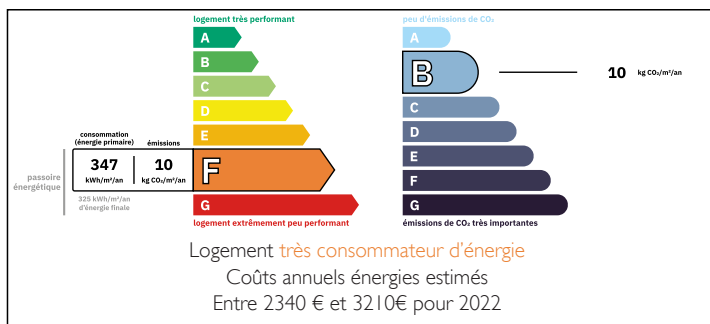
## IN BRIEF

Three wonderful properties, tastefully renovated to create an established and thriving gite & cattery business in lovely rural France ; situated near the village of Montembœuf with many amenities including a primary school & college.

A short distance to the leisure lakes of the Haute Charente with beaches, swimming lakes & restaurants, the historic towns of Rochecouart & La Rochefoucauld with their beautiful chateaux & larger commerces. International Golf la Preze and 2 Michelin star restaurants within 15 minutes.

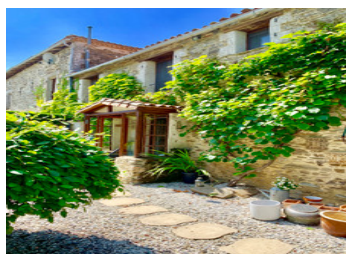


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Owners house : The owners 3 bedroomed house ( tasteful barn conversion) has large double height windows ( formerly barn entrances ) allow for plenty natural light.

The ground floor comprises of a dining room, fitted kitchen with pantry / utility area, spacious lounge with wood burner within a feature stone fireplace and downstairs cloakroom.

A large central hallway connects all the ground floor rooms and has a characterful cast iron spiral staircase leading to the first floor comprising : Open mezzanine, 3 bedrooms and a bathroom with freestanding roll top bath, Italian style shower & WC.

Bedroom 1 is a spacious master suite with attached external balcony, wood burning stove, office space & en-suite shower room.

Bedrooms 2 & 3 are double bedrooms & offer views over the rear garden.

Outside: There is a large PRIVATE garden which is separate from the gites / rental properties and has an orchard / paddock area, the CATTERY building is in this garden and has ten pens, each with their own individual inside & outside space and offers a regular source of income.

Gite 1 ( which is the largest gite and was the original farm house). This gite has lots of character features & can comfortably accomodate 11 people. The property comprises on the ground floor : Large kitchen / dining room, Lounge & downstairs cloakroom.

1st floor : Comprises 3 bedrooms, bathroom & WC

2nd floor : Comprises 2 bedrooms & bathroom

This gite has a large private garden...