

4 bedroom home or Gite property with 2 Bedroom apartment with large swimming pool set in landscaped gardens



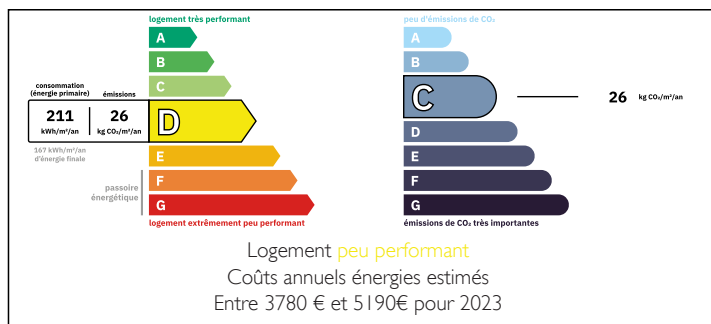
## INFORMATION

Town:	Saint-Christophe-sur-Roc
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	223 m2
Plot Size:	8701 m2

## IN BRIEF

A stunning 4+2-bedroom Gite property with an enchanting pool area, set in a tranquil oasis. The main house has 4 spacious bedrooms, a large lounge, and a kitchen area. A separate 2-bedroom apartment offers additional space and privacy. Numerous outbuildings provide expansion potential. The property is ideally located 19 km from Niort and 26 km from Parthenay, with easy access to Poitiers and La Rochelle airports. The village of Saint-Christophe-sur-Roc offers a serene escape with scenic trails and boating opportunities. The property has been awarded a 4-star rating by Qualité Tourisme, ensuring high-quality accommodation and repeat bookings. Perfect for a home or Gite business.

## 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

A truly stunning example of a superbly presented 4+2-bedroom Gite property with an enchanting pool area, set in its own oasis of calm and tranquility. This property offers the perfect blend of luxury and comfort, making it an ideal home or holiday retreat for your family and guests.

**Main House:** The main property consists of 4 spacious bedrooms, one of which is conveniently located on the ground floor, making it ideal for elderly or disabled guests. The large lounge and kitchen area are perfect for family gatherings and entertaining. There is also a downstairs bathroom and toilet for added convenience.

**Separate Apartment:** A further separate 2-bedroom apartment can be accessed via secure internal doors from the main property or externally from the rear. It features a large open-plan kitchen and lounge area, providing additional space and privacy.

**Outbuildings:** Numerous additional outbuildings offer further expansion potential if required. The 8700 m<sup>2</sup> of landscaped gardens provide extensive opportunities for creating private areas or converting the 6 or 7 unconverted outbuildings into additional accommodation.

**Enchanting Pool Area:** The property boasts an enchanting patio area, with the centerpiece being the 10.5 x 5.5 m pool with an automatic dosing system. This is the perfect solution to enable you and your guests to relax and enjoy your own little oasis. The property seamlessly blends traditional charm with modern convenience, ensuring a relaxing and memorable stay.

**Location:** Set in the open countryside where the only noise is nature itself, this property is ideally located just...

## LOCAL TAXES

**Taxe foncière:** 1228 EUR

**Taxe habitation:** EUR

## NOTES