

3 bedroom main house and 4 gites for sale in a quiet location with established income over the last 20 years!



## INFORMATION

Town:	Saint-Pierre-de-Juillers
Department:	Charente-Maritime
Bed:	16
Bath:	6
Floor:	500 m2
Plot Size:	2663 m2



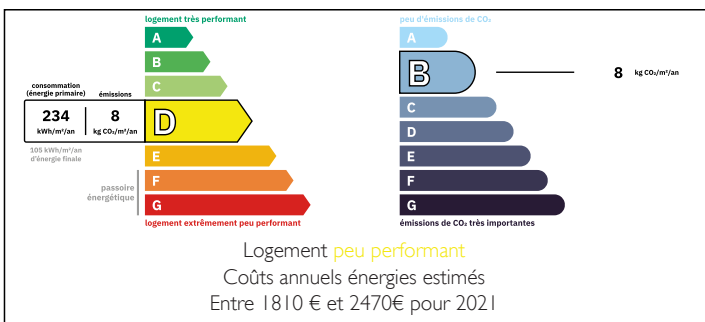
## IN BRIEF

An excellent business opportunity with a great 3 bedroom main residence and 4 gites.

The property is close to the future spa town of St Jean d'Angely and an hour from the coast at La Rochelle, Rochefort and Royan. Cognac is 30 mins away! This is prime location!



## 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.



## DESCRIPTION

In greater detail:

Charming Gîte Complex with pool & gardens and a separate 3 bedroom owner's home, near the town of St Jean d'Angély

This delightful property could be the opportunity for your move to France and with a great proven year on year income. Perfectly situated near the popular towns of Saintes, Cognac, and the future spa town of St Jean d'Angély, this established complex offers both a tranquil lifestyle and income potential.

Set within over 2,600m<sup>2</sup> of landscaped gardens, the property comprises four fully equipped gîtes each with a private courtyard garden, a swimming pool, and peaceful outdoor areas ideal for relaxation and entertaining.

The owners property is separate and private away from the gites with its own driveway and gardens  
The house comprises of  
Large open plan salon, dining and fully fitted kitchen 56m<sup>2</sup>  
3 bedrooms 10, 10 13m<sup>2</sup> and a family bathroom

Each of the four gîtes is tastefully presented, featuring:

Gite 1 - salon with fully fitted kitchen - 38m<sup>2</sup>  
Ground floor bedroom with ensuite - 11m<sup>2</sup>  
First floor: x3 bedrooms 13, 9, 9m<sup>2</sup> and a family bathroom

Gite 2 - salon with fully fitted kitchen and dining area - 35m<sup>2</sup>  
First floor - 3 bedrooms 9, 9, 8m<sup>2</sup> and a family bathroom

Gite 3 - salon with fully fitted kitchen - 44m<sup>2</sup>  
First floor - 3 bedrooms 18, 9, 9m<sup>2</sup> and a family bathroom

Gite 4 - salon with fully fitted kitchen and dining area

## LOCAL TAXES

Taxe foncière:	2861 EUR
Taxe habitation:	EUR

## NOTES