

Elegant detached home with pool, sauna, riverside setting, garden & income potential as chambres d'hôtes.



EXCLUSIVE

## INFORMATION

Town:	Brioux-sur-Boutonne
Department:	Deux-Sèvres
Bed:	5
Bath:	5
Floor:	192 m2
Plot Size:	2810 m2



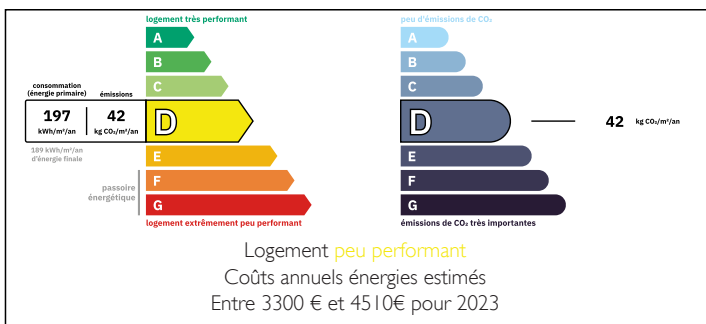
## IN BRIEF

This stunning detached house in Brioux-sur-Boutonne offers a rare combination of charm, comfort, and rental potential, perfect for a 'bed and breakfast' or boutique guesthouse project. The home features multiple bedrooms, spacious living areas, and flexible spaces designed to welcome guests.

Outside, the property is equally impressive, boasting a heated swimming pool, sauna, and beautifully landscaped gardens with mature trees including a majestic sequoia, weeping willows along the river, a catalpa, and more. Every window enjoys views over the garden and river, creating a lush and inviting environment.

Additional highlights include gas central heating, heat pump/air conditioning, mains drainage, security system, double glazed windows, and ambient lighting.

## 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

Inside, the house offers generous, light-filled living spaces, perfectly suited for both private living and welcoming guests. The property is already set up for chambres d'hôtes use, offering excellent income potential, but could be equally used as a large family home.

The lay-out of the property :

GROUND FLOOR :

- Entrance hall (9,6 m<sup>2</sup>) with original tiled floor
- Bright living room (43,2 m<sup>2</sup>) with wooden parquet floors, dining area and lounge area, fireplace and stone archway. Windows overlooking the river and the gate, door opening up to the terrace.
- Kitchen (21,9) with fitted units, window overlooking the pool, with a door opening up to the terrace
- Toilet (3,5 m<sup>2</sup>) and utility room (6,3 m<sup>2</sup>) with washing machine, dryer and water softener
- Garage/workshop (20,1 m<sup>2</sup>)
- Cellier (6,9 m<sup>2</sup>)
- Shower room (4,5 m<sup>2</sup>) with toilet accessible from the terrace outside for the pool

FIRST FLOOR :

- Landing with coffee corner and fridge set up for guest
- Bedroom 1 (9,6 m<sup>2</sup>)
- Bedroom 2 (14,2 m<sup>2</sup>)
- Bathroom (6,4 m<sup>2</sup>) with toilet, bath and sink
- Bedroom 3 (15,9 m<sup>2</sup>) with ensuite shower room (5,6 m<sup>2</sup>)
- Bedroom 4 (13,4 m<sup>2</sup>) with ensuite bathroom (9,5 m<sup>2</sup>)
- Bedroom 5 (17,4 m<sup>2</sup>) with ensuite shower room (4,1 m<sup>2</sup>)

SECOND FLOOR

Two large attics for further conversion. One of them is accessible with a staircase. Limited standing height.

Modern comfort is ensured with:

- Gas central heating

## LOCAL TAXES

Taxe foncière: **1940 EUR**

Taxe habitation: **EUR**

## NOTES