

Detached country home comprising owner's house, 4 gites, swimming pool and over 7 acres/2.9 ha of land



INFORMATION

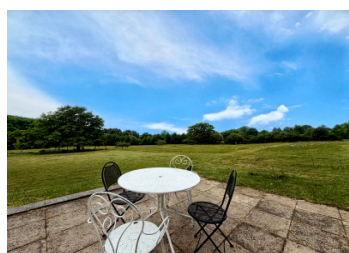
Town:	Pressignac
Department:	Charente
Bed:	15
Bath:	7
Floor:	635 m2
Plot Size:	29420 m2

IN BRIEF

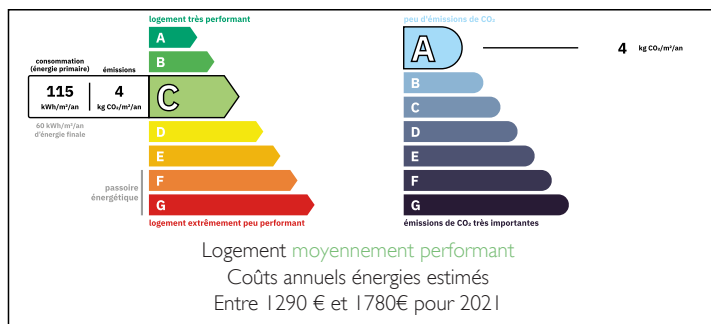
Situated in a peaceful hamlet and with completely unspoilt views of the surrounding countryside, this fabulous property offers the rare opportunity to take on a successfully run gite business with family home, in-ground heated swimming pool and over 7 acres of attached land.

The nearby town of Chabanais (10km) offers all amenities, including schools, doctors, dentists, supermarkets, boulangeries etc. The wonderful Haute Charente leisure lakes with sailing, kayaking and other water sports plus choice of bars and restaurants are a just couple of minutes from your door.

Limoges airport (50kms) is a 40 minute drive and Angoulême TGV/SNCF train station is the same distance and a 50 minute drive.

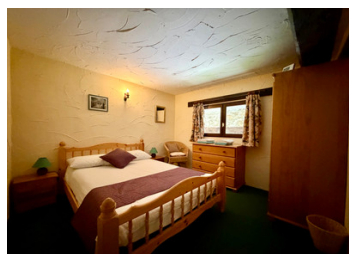


ENERGY - DPE



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.



NOTES

DESCRIPTION

With 15 bedrooms on offer, for up to 26 guests, this professionally registered business offers a proven track record of year round holiday rentals as well as a spacious family home.

MAIN HOUSE

Entirely separate from the gîtes to insure privacy and comfort.

On the ground floor, you have a countryside kitchen, open to the dining room and spacious lounge with doors onto the partially covered terrace at the rear.

Upstairs there are three bedrooms, one with en-suite shower room, a family bathroom plus an office.

Attached to one side is a garage and large store room.

From the terrace you have access to the garden and a private area with jacuzzi.

The property benefits from infrared heating and heat exchange unit, solar panels and double glazing.

GITES

Attached to the main house, the old outbuildings to the house have been converted in 4 separate gîtes, each with its own private terrace with BBQ. A similar layout has been created for each, with open plan lounge/kitchen/dining room on the ground floor and the bedrooms and bathrooms on the first floor, although one gîte does also have a ground floor bedroom and shower room. In total, there are 15 guest bedrooms.

All are sold fully equipped and benefit from electric heating and double glazing and all are compliant with the new rental laws.

EXTERIOR

The extensive grounds extend away from the rear of the property with fabulous views over the surrounding countryside. The 12m...