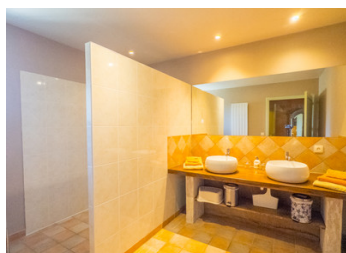


Exceptional Country Estate with Hospitality Potential in Coulonges



INFORMATION

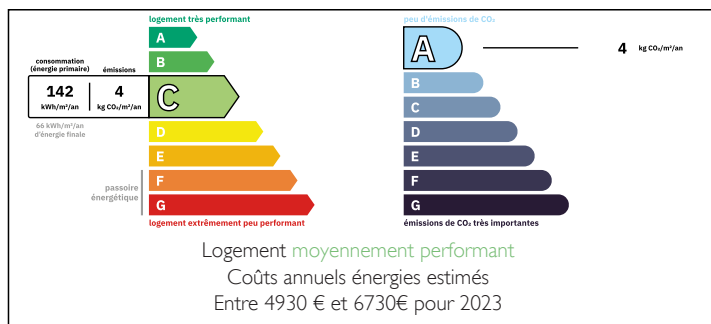
Town:	Coulonges
Department:	Vienne
Bed:	13
Bath:	9
Floor:	459 m2
Plot Size:	66128 m2



IN BRIEF

Set within 6 hectares of private land near the renowned Les Hérolles market, this exceptional estate offers a rare turnkey hospitality and lifestyle opportunity. The property includes three independent houses with extensive guest accommodation, a dedicated reception and restaurant building with a fully equipped kitchen suitable for catering or event use and generous seating capacity, and outstanding leisure facilities including a swimming pool, children's pool, natural pond and tent platforms. Already operating successfully with proven seasonal income, the estate is ideally suited for a guesthouse, retreat centre, boutique hospitality venture, events venue or private family residence in the heart of the French countryside.

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

Set in approximately 6 hectares of private land near the renowned market of Les Hérolles in the Vienne region, this exceptional estate offers a rare combination of lifestyle, charm and commercial potential. Already operating as a hospitality business, it presents a truly turnkey opportunity for anyone seeking to continue or develop a guesthouse, retreat venue, boutique hospitality concept or family estate in the French countryside.

The property comprises three separate houses, each with its own character and flexibility of use. The main residence offers generous proportions across three levels, with a welcoming ground floor including a kitchen, dining room, lounge, hall, utility and technical rooms, as well as two bedrooms with en-suite shower rooms, each with italian showers and separate toilets. The first floor includes six additional bedrooms, two shower rooms each with italian showers and separate toilets, a bathroom, separate WC, office and a further living area, while the top floor offers an additional bedroom, dressing room and attic space. This layout allows for comfortable private living alongside guest accommodation.

A second house provides further independent accommodation, with a kitchen, dining room, salon, bathroom (with bath and italian shower), separate WC, and bedroom on the ground floor, plus a second bedroom upstairs.

A third house includes a kitchen, living area, two bedrooms, shower room with italian shower separate WC, workshop and storage, making it ideal for rental use, staff accommodation or additional guest space.

The estate also includes a dedicated reception and restaurant building, complete with a...

NOTES