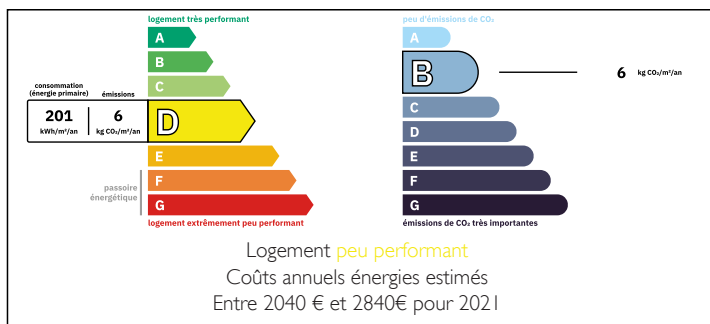


Established 3 Gîte Business with Owners' Home, Pool, Barns, Paddock & Expansion Potential



ENERGY - DPE



INFORMATION

Town:	Chey
Department:	Deux-Sèvres
Bed:	8
Bath:	5
Floor:	396 m ²
Plot Size:	11755 m ²

IN BRIEF

An exceptional opportunity to acquire a successful lifestyle business in the heart of the Deux-Sèvres. This established holiday complex comprises a spacious three-bedroom owners' house, three beautifully presented gîtes, a heated swimming pool, games room, covered outdoor entertaining area and extensive outbuildings, including a substantial barn with potential for additional accommodation (subject to any necessary permissions).

The property benefits from an established reputation, existing forward bookings, a dedicated website and valuable business contacts, allowing a new owner to continue trading with minimal interruption. Set in peaceful countryside just 7km from the market town of Lezay, 50 minutes from Poitiers and around 90 minutes from the Atlantic coast, the property also includes a 6,576m² paddock and open barn arranged as stabling, offering excellent equestrian or hobby farming potential.

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.



LOCAL TAXES

Taxe foncière: 2370 EUR

NOTES

DESCRIPTION

If you have dreamed of exchanging the daily commute for a successful lifestyle business in rural France, this exceptional property deserves your attention.

Currently operating as a popular and well-established holiday complex, this is far more than a beautiful home - it is a genuine turnkey business opportunity. The current owners are prepared to transfer the established website, business contacts and existing forward bookings to the purchaser by separate agreement, providing an excellent opportunity to continue the successful holiday rental business with minimal interruption.

At the heart of the property is the spacious owners' residence. The accommodation comprises a welcoming lounge, a generous kitchen with dining area, study area, tack room and a ground-floor shower room with WC. Upstairs are three comfortable bedrooms together with a family bathroom, creating a practical and private living space separate from the guest accommodation.

The holiday accommodation consists of three individual gîtes, each thoughtfully arranged to provide comfortable self-catering accommodation and benefitting from access to the excellent communal facilities that have made the complex so popular with returning guests.

Designed with families and groups in mind, the shared amenities include a heated swimming pool with surrounding terrace, a superb games room and a large covered outdoor dining and entertaining area, ideal for communal meals, celebrations and relaxed evenings throughout the season.

For buyers looking to grow the business even further, a substantial stone barn presents exciting potential for conversion into additional guest accommodation, subject to obtaining the necessary permissions.