

Exceptional Lifestyle & Business Opportunity – Established Pet Boarding Business with Beautiful Renovated Home

EXCLUSIVE

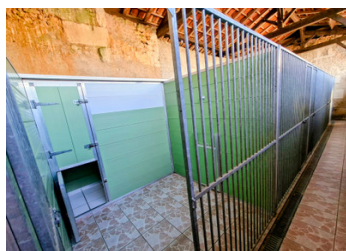


INFORMATION

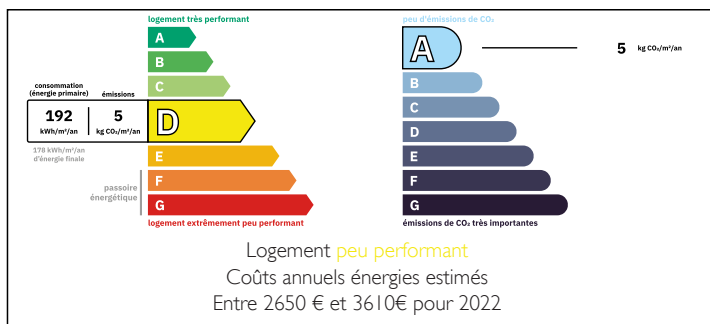
Town:	Gardes-le-Pontaroux
Department:	Charente
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	17312 m ²

IN BRIEF

A rare opportunity to acquire a thriving pet boarding business together with a beautifully renovated 180m² character home in the peaceful Charente countryside. Renowned for its excellent reputation, loyal clientele and regular repeat bookings, the fully operational business includes 8 purpose-built heated and cooled dog kennels, a superb 10-suite cattery with preparation room, CCTV monitoring and professionally maintained facilities, allowing new owners to generate income from day one. The charming four-bedroom home combines character and comfort with extensive barns, a large hangar, mature gardens, fenced paddocks and wonderful countryside views. With significant potential to expand into grooming, daycare, dog training or holiday accommodation (subject to permissions), this is a unique turnkey lifestyle property offering both an exceptional home and a proven business.

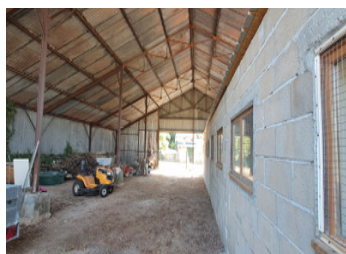


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2005 EUR

NOTES

DESCRIPTION

Opportunities like this are exceptionally rare.

This is far more than a beautiful country home—it is a fully established lifestyle business with an outstanding reputation, loyal customer base and immediate income potential, all set within a beautifully renovated property in the rolling countryside of the Charente.

The current owners have created one of the area's most highly regarded dog and cat boarding businesses, renowned for the quality of its facilities and the exceptional standard of care provided. The business benefits from regular repeat clients, continuous bookings and an excellent reputation, allowing a new owner to take over a profitable operation immediately while enjoying considerable scope for future growth.

The House (Approx. 180m²) :

Beautifully renovated throughout, the house successfully combines authentic French character with practical family living.

Ground Floor:

Open-plan Kitchen / Dining Room – 47m²

The heart of the home is a superb farmhouse kitchen with exposed stone walls, quality fittings and generous dining space, designed for both everyday family life and entertaining.

Living Room – 45m² :

A magnificent reception room with high ceilings, exposed beams and beautiful views across the gardens and surrounding countryside.

Open Office Area – 17m²

Positioned next to the living room (open space), providing an ideal workspace for those managing the business from home.

Véranda - 15m²

Bedroom I – 14m²