



## STUNNING MAISON-DE-MAÎTRE AND GROUNDS WITH 2 GITES (3 BED & 1 BED) IN-GROUND POOL, SAUNA, HOT-TUB AND VINEYARD

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MAISON-DE-MAÎTRE AND  
GROUNDS WITH 2 GITES  
(3 BED & 1 BED)  
IN-GROUND POOL,  
SAUNA, HOT-TUB A...



## PROPERTY FACT FILE

REFERENCE	A30453DTH79
PRICE	€ 647,000 £ 548,365* *agency fees included: 5 % TTC to be paid by the buyer (615 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	7
ACCOMMODATION	416 m <sup>2</sup>
LAND	8038 m <sup>2</sup>
TOWN	Louin
DEPARTMENT	Deux_Sevres
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

\*Price based on current exchange rate which is subject to change

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Currently a successful B&B, this beautifully restored collection of buildings offers a spacious and comfortable home plus the potential for real income. In addition to the B&B there is a working vineyard and solar panels which generate a significant annual return. The property is double-glazed throughout with air conditioning on the upper floors of

## DESCRIPTIF

### MAIN HOUSE - GROUND FLOOR:

Entrance hall  
 Dining room 25m<sup>2</sup>  
 Kitchen 20m<sup>2</sup>  
 Living room 25m<sup>2</sup>  
 Laundry-room 15m<sup>2</sup>  
 WC

### MAIN HOUSE – FIRST FLOOR:

Office/Bedroom above laundry-room 14m<sup>2</sup>  
 Bedroom suite 25m<sup>2</sup> with connecting bedroom (18m<sup>2</sup>)  
 Bedroom suite 25m<sup>2</sup>

### MAIN HOUSE – SECOND FLOOR:

Bedroom suite 28m<sup>2</sup>  
 Bedroom suite 26m<sup>2</sup>

All suites are soundproofed, with a shower room, WC, and individual hot water tank.

### GITE 1 - GROUND FLOOR:

Kitchen/diner with door to rear terrace 20m<sup>2</sup>  
 Laundry / shower room  
 Dining room with wood burner 30m<sup>2</sup>  
 Living room with open fireplace and vaulted ceiling 30m<sup>2</sup>  
 Bedroom 25m<sup>2</sup>  
 WC

### GITE 1 - FIRST FLOOR:

Large landing with fitted cupboards  
 Bedroom 15m<sup>2</sup>  
 Bedroom 10m<sup>2</sup>  
 Bathroom  
 Shower room  
 WC

### GITE 2 – GROUND FLOOR:

Living/dining room 22m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30453DTH79>

COMPLETE FILE AND PHOTO ON REQUEST

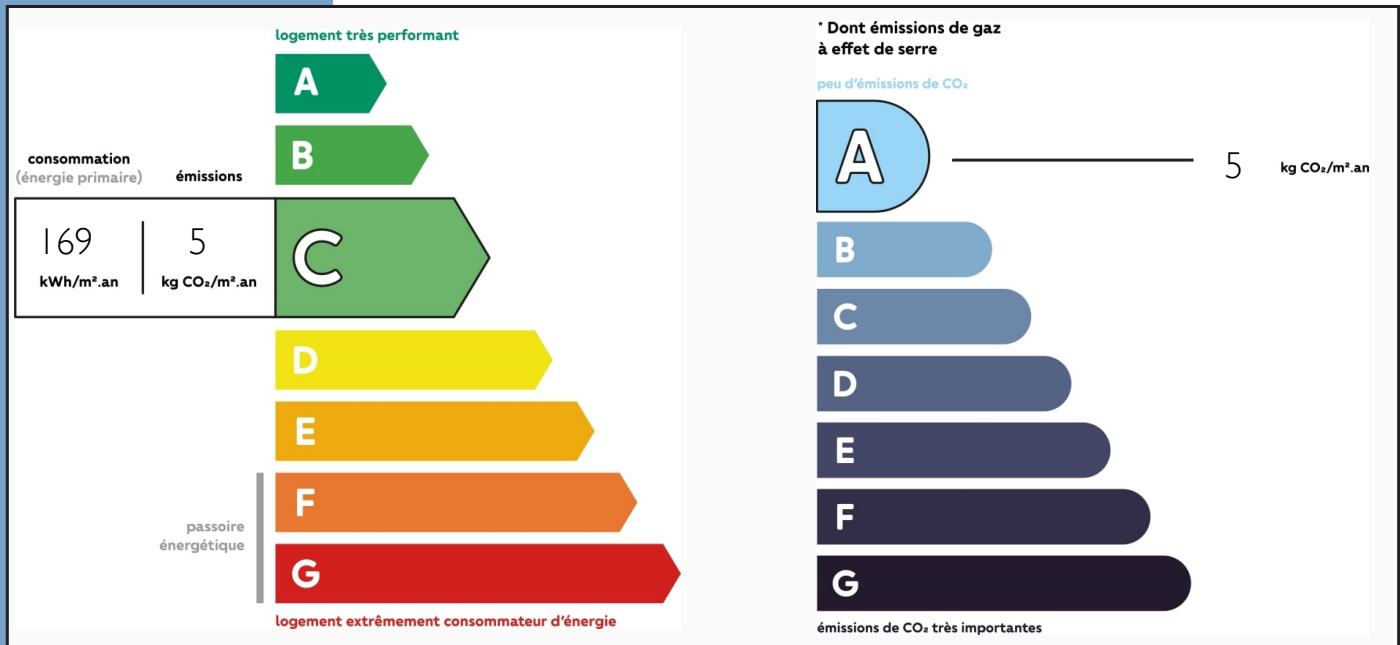


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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