



STUNNING GITE COMPLEX SET IN 5 ACRES OF
BEAUTIFUL PARKLAND WITH A SMALL LAKE AND
HEATED SWIMMING POOL

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PROPERTY FACT FILE

REFERENCE	I20600SSA79
PRICE	€ 794,699 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	13
BATHROOM	8
ACCOMMODATION	0 m ²
LAND	12575 m ²
TOWN	Chef-Boutonne
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Lake, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Potential venue for small intimate weddings
- Swimming pool, jacuzzi, sauna and tennis court
- Charente style courtyard with central fountain
- Small lake with ornate fountain
- Grade 4 alcohol licence to sell wine and spirits

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We are delighted to offer this exciting business opportunity in the heart of the beautiful countryside of the Poitou Charentes in south west France, including a large three-bedroomed family house which could be suitable for a chambre d'hôte, four gites of differing sizes (10 bedrooms altogether), heated 9x4m swimming pool, small fishing lake,

DESCRIPTIF

Enter the property through impressive iron gates, with the fishing lake on the left and swimming pool on the right, to reach the central courtyard surrounded by the house and gites.

Main House:

Main front entrance timber arch ornate door leading to the main entrance hall: 2.988m x 2.379m (7.108m²)

Entrance glazed doors to lounge, dining room, large double doors to breakfast room and a shoe and coat cupboard

Central heating radiator

Breakfast room: 4.892m x 5.042m (24.665m²)

Dual central heating wood fired rayburn (heating can be switched from wood fired rayburn to oil fired central heating boiler)

Radiator

Entrance to kitchen and stairs to 1st floor and hallway

Kitchen: 10.840m x 2.083m (22.580m²)

Galley style kitchen. Large extractor hood over double electric oven.

Full run of base and wall cupboards. 2 large freezers and 1 large fridge.

Large walk-in larder store 2.183m x 1.573m (3.434m²) with shelf racking and consumer unit for the kitchen and La Maison de Jardin Gite

Entrance to breakfast room, rear hallway and larder store

Rear Hallway: 2.518m x 1.445m (3.639m²)

Entrance doors to toilet, laundry room, kitchen and office

Toilet: 1.112m x 1.177m (1.309m²)

Toilet and handbasin

Laundry room: 2.234m x 2.747m (6.137m²)

Central heating radiator

Office: 4.114m x 3.502m (14.407m²)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I20600SSA79>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

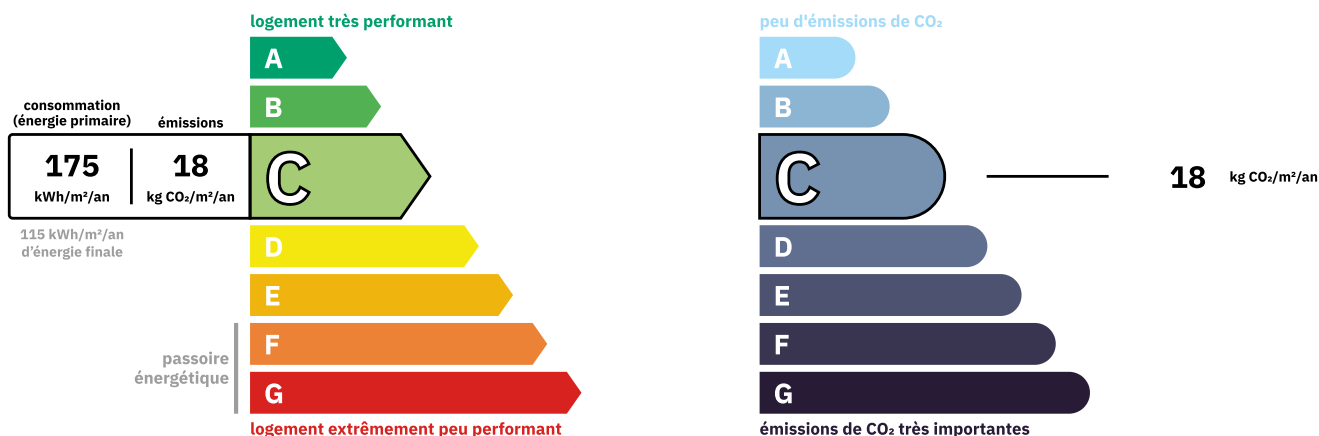
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 3880 € and 5320€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : I20600SSA79
FILE COMPLETE
AND PHOTOS
ON REQUEST

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