





LOVELY HOME, GITE COMPLEX AND PRIVATE INDOOR SWIMMING POOL, 2.8 HECTARES.





PROPERTY FACT FILE

REFERENCE A06158

PRICE € 799,000 £ 0*

*agency fees included: 6 % TTC to be paid by the buyer (752 759 EUR hors honoraires)

BEDROOM Π

8 BATHROOM

900 m² ACCOMMODATION

28110 m² LAND

TOWN Saint-Pierre-sur-Erve

DEPARTMENT

LOCATION Hamlet property

TYPE Gîtes, Country House, Gite

Complex

CONDITION

FEATURES Swimming Pool, Other Drainage,

Private parking

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





- Rural Co-living potential
- Easy access to Paris
- Lovely rural setting
- Fully renovated
- 2 hours drive from Caen

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A total turnkey business opportunity with private owners' accommodation including 3 bedrooms and gite accommodation for up to 30 guests. Perfect for large family gatherings, weddings, anniversaries, business groups, retreats or Chambres d'Hotes. Also great potential to create a rural co-living centre.

DESCRIPTION

This is an immense property situated in a private and tranquil location close to the pretty village of St-Pierre-sur-Evre and the activity centre of the caves and canyon de Saulges, renowned for its rock climbing and museum of prehistory. The 8-bedroom gite complex itself is set in 7 acres of grounds providing privacy and space for both the owners and their guests. Each of the buildings has been fully renovated and the grounds meticulously maintained.

Situated in a 'ZRR', which offers tax advantages for new businesses

Owners' Home

Fully renovated stone house with feature tower overlooking the gardens. Completely separate to the gite accommodation, this accommodation has been renovated to an extremely high standard comprising of: on the Ground Floor:

- + Entrance Hall (6m²)
- + Main Living Room (60m²) with woodburner and underfloor heating,
- +Conservatory (18m²)
- + Library room/reading room situated in the base of the tower (5m²)
- + Fully fitted kitchen/dining room (25m²)
- + Office/ground floor bedroom (16m²)
- + WC.

Stairs lead from the ground floor to the:

- + Mezzanine/lounge area overlooking the ground floor lounge
- + Shower room and WC located in the tower
- + 3 bedrooms accessed from the corridor leading from the mezzanine. The master bedroom has 2 large fitted wardrobes, and the hall is lined with additional cupboard and wardrobe space.

To the rear and sides of the owner's accommodation are the private garden, large vegetable plot and prairie plus there is an additional...







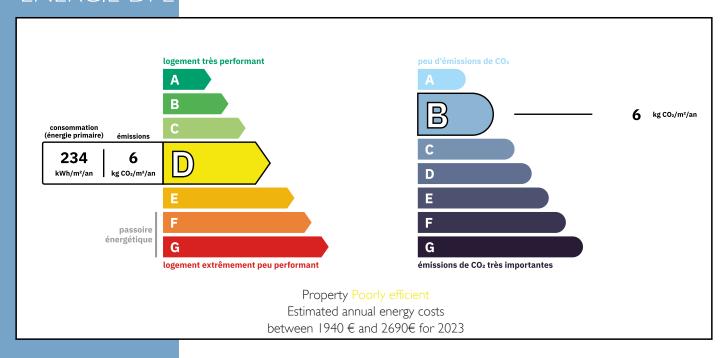
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Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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