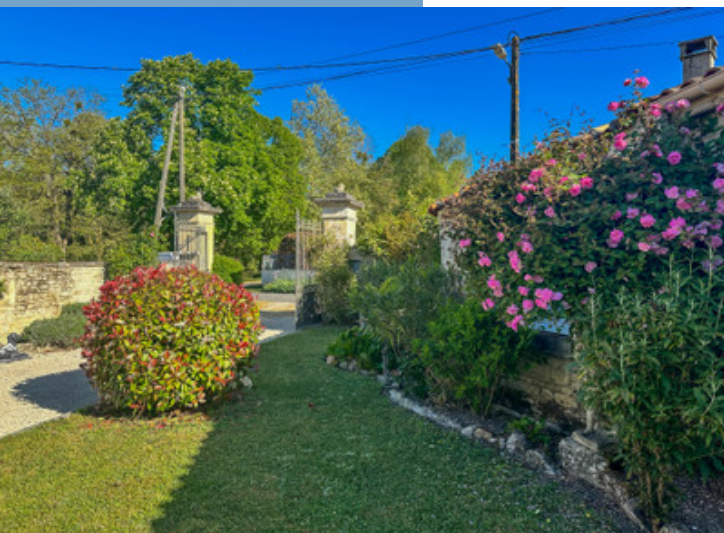




DETACHED HOUSE WITH 2 GITES AND  
SWIMMING POOL . EXCELLENT CONDITION  
WITH STRONG PROVEN INCOME . NR TO  
COGNAC

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PROPERTY FACT FILE	
REFERENCE	A44483JH117
PRICE	€ 595,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (561 321 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	310 m <sup>2</sup>
LAND	2758 m <sup>2</sup>
TOWN	Mons
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Gites de France - 3 star rating .
- 2 x 2 bedroom gites - One with wheelchair access .
- Strong income and highly rated rental .
- Fantastic pool area .
- Main house with 3 bedrooms and 2 bathrooms .

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Exciting opportunity to take over a well-established and highly rated gîte business, officially classified 3 stars with Gîtes de France. The current owners have significantly improved and modernised the properties over the past 18 months. The sale includes furnishings and the option to take over existing bookings, ensuring immediate income

## DESCRIPTION

The property in more detail :

Fibre internet , conforming fosse septic , oil fired central heating .

MAIN HOUSE :

Grand entrance 12m<sup>2</sup> , opening to SALON 31m<sup>2</sup> with woodburner .

DINING ROOM 24m<sup>2</sup> leading to fully fitted KITCHEN 27m<sup>2</sup> with laundry area . WC .

Covered terrace of 11m<sup>2</sup> accessed directly from kitchen .

First floor .

Landing opening to Master BEDROOM 20m<sup>2</sup> with ENSUITE BATHROOM 6m<sup>2</sup>

BEDROOM 2 : 16m<sup>2</sup> BEDROOM 3 : 11m<sup>2</sup> . FAMILY SHOWER ROOM 6m<sup>2</sup>

GITE ONE : All on ground floor .

SALON 19m<sup>2</sup> with woodburner , KITCHEN / DINING ROOM 18m<sup>2</sup>

BEDROOM 1 & 2 - 10 & 13m<sup>2</sup> . SHOWER ROOM & WC 5m<sup>2</sup>  
Private garden and parking .

GITE TWO : SALON 34m<sup>2</sup> with woodburner . KITCHEN 9m<sup>2</sup>  
.SHOWER ROOM and WC 6m<sup>2</sup>

First floor - BEDROOM 1 & 2 - 13m<sup>2</sup> each  
Private terrace and parking .

Beautiful gardens with swimming pool and terrace , boules terrain , garage and carports for 3 vehicles .

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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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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44483JH117>

COMPLETE FILE AND PHOTO ON REQUEST



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

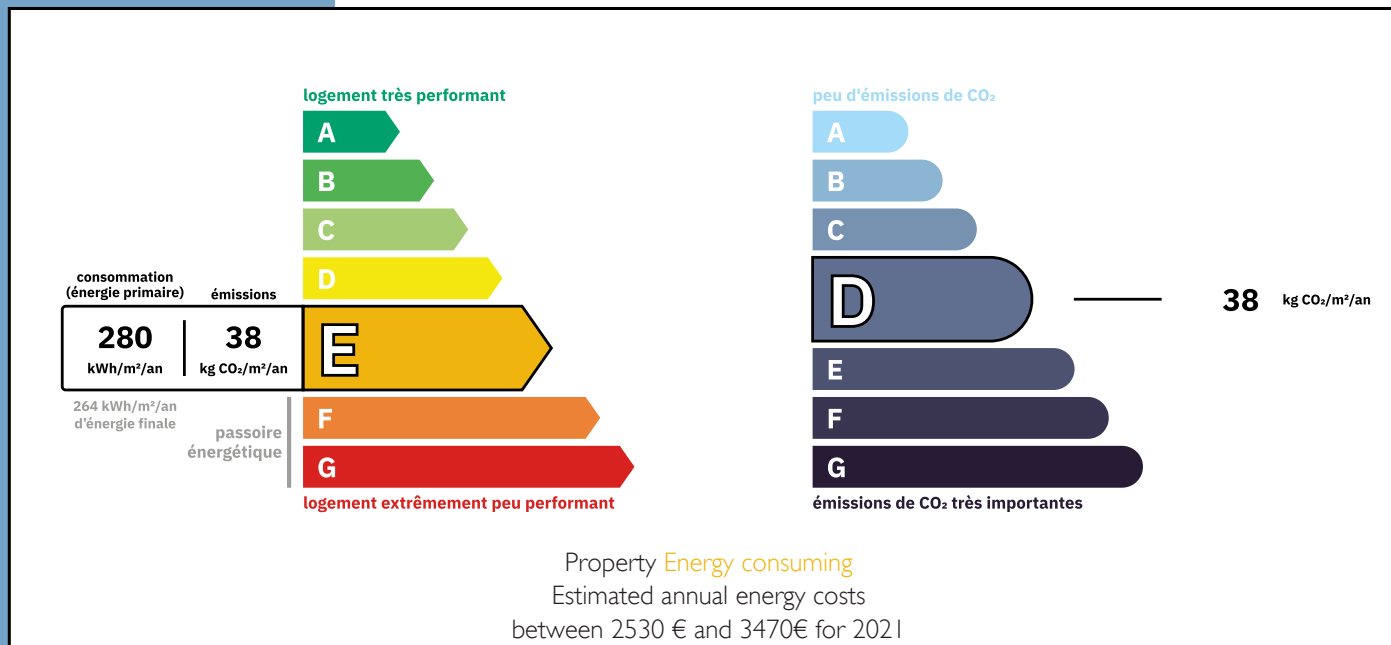
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE



## 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

Réf :A44483JH117  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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