



DETACHED HOUSE WITH 2 GITES AND
SWIMMING POOL . EXCELLENT CONDITION
WITH STRONG PROVEN INCOME . NR TO
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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 ²
LAND	2758 m ²
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 12m² , opening to SALON 31m² with woodburner .

DINING ROOM 24m² leading to fully fitted KITCHEN 27m² with laundry area . WC .

Covered terrace of 11m² accessed directly from kitchen .

First floor .

Landing opening to Master BEDROOM 20m² with ENSUITE BATHROOM 6m²

BEDROOM 2 : 16m² BEDROOM 3 : 11m² . FAMILY SHOWER ROOM 6m²

GITE ONE : All on ground floor .

SALON 19m² with woodburner , KITCHEN / DINING ROOM 18m²

BEDROOM 1 & 2 - 10 & 13m² . SHOWER ROOM & WC 5m²
Private garden and parking .

GITE TWO : SALON 34m² with woodburner . KITCHEN 9m²

.SHOWER ROOM and WC 6m²

First floor - BEDROOM 1 & 2 - 13m² each

Private terrace and parking .

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

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/A44483JHI17>

COMPLETE FILE AND PHOTO ON REQUEST



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

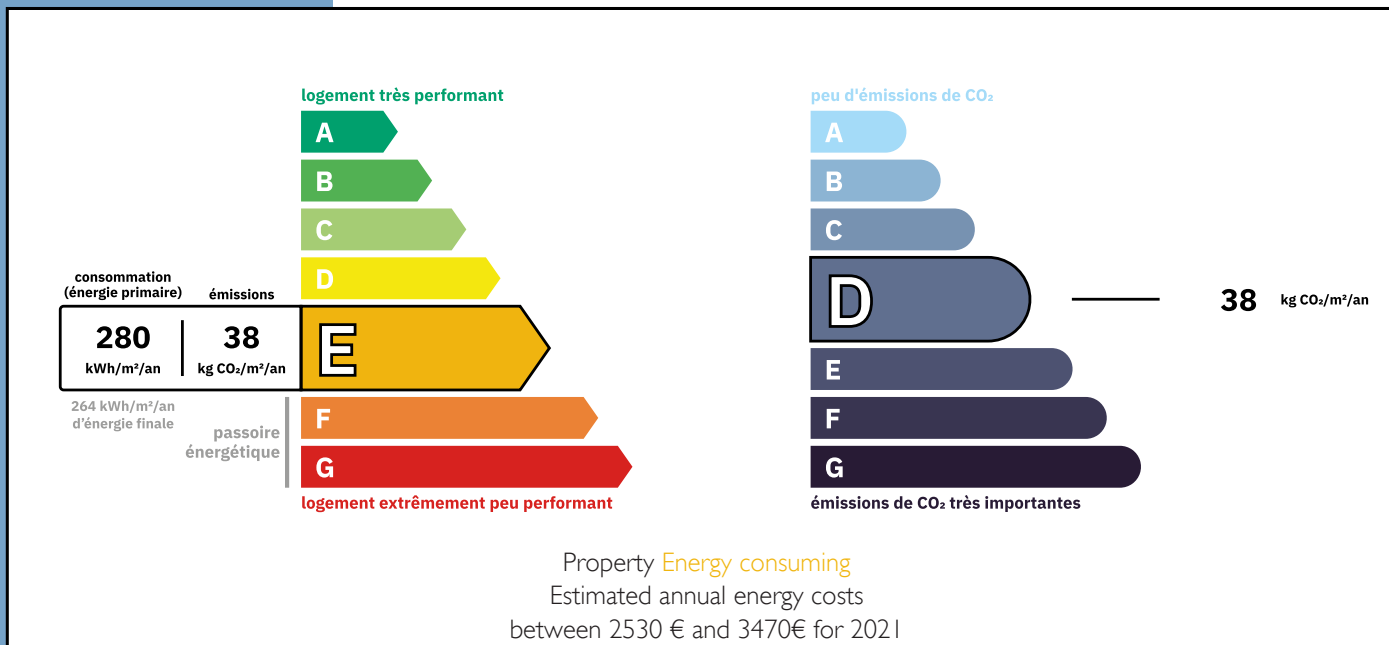
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NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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