LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL COUNTRY ESTATE WITH HOSPITALITY POTENTIAL IN COULONGES

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EXCEPTIONAL COUNTRY ESTATE WITH HOSPITALITY POTENTIAL IN COULONGES...





PROPERTY FACT FILE

REFERENCE	A45723HRC86
PRICE	€ 893,900 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (843 302 EUR hors honoraires)
BEDROOM	13
BATHROOM	9
ACCOMMODATION	459 m²
LAND	66128 m²
TOWN	Coulonges
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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





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- 6 hectares of private countryside
- Three independent houses
- Restaurant & event space
- Proven seasonal income
- Pool, pond & glamping facilities

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Set within 6 hectares of private land near the renowned Les Hérolles market, this exceptional estate offers a rare turnkey hospitality and lifestyle opportunity. The property includes three independent houses with extensive guest accommodation, a dedicated reception and restaurant building with a fully equipped kitchen suitable for catering



DESCRIPTION

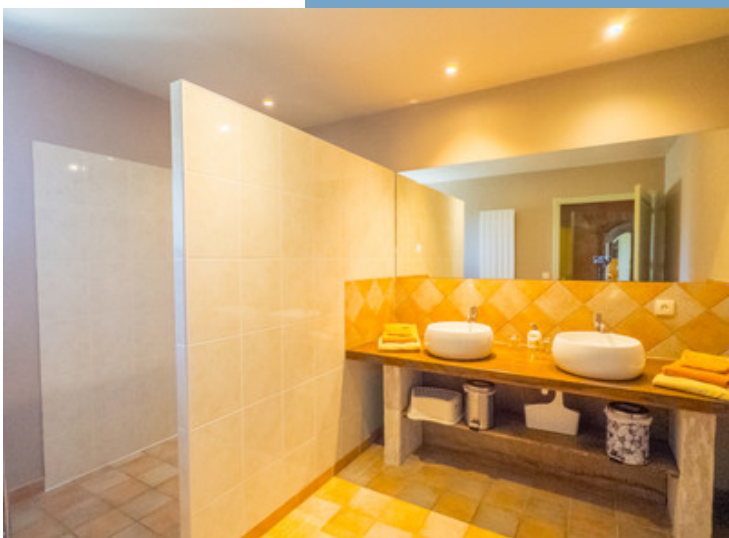
Set in approximately 6 hectares of private land near the renowned market of Les Hérolles in the Vienne region, this exceptional estate offers a rare combination of lifestyle, charm and commercial potential. Already operating as a hospitality business, it presents a truly turnkey opportunity for anyone seeking to continue or develop a guesthouse, retreat venue, boutique hospitality concept or family estate in the French countryside.



The property comprises three separate houses, each with its own character and flexibility of use. The main residence offers generous proportions across three levels, with a welcoming ground floor including a kitchen, dining room, lounge, hall, utility and technical rooms, as well as two bedrooms with en-suite shower rooms, each with italian showers and seperate toilets. The first floor includes six additional bedrooms, two shower rooms each with italian showers and seperate toilets, a bathroom, separate WC, office and a further living area, while the top floor offers an additional bedroom, dressing room and attic space. This layout allows for comfortable private living alongside guest accommodation.

A second house provides further independent accommodation, with a kitchen, dining room, salon, bathroom (with bath and italian shower), separate WC, and bedroom on the ground floor, plus a second bedroom upstairs.

A third house includes a kitchen, living area, two bedrooms, shower room with italian shower separate WC, workshop and storage, making it...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45723HRC86

COMPLETE FILE AND PHOTO ON REQUEST

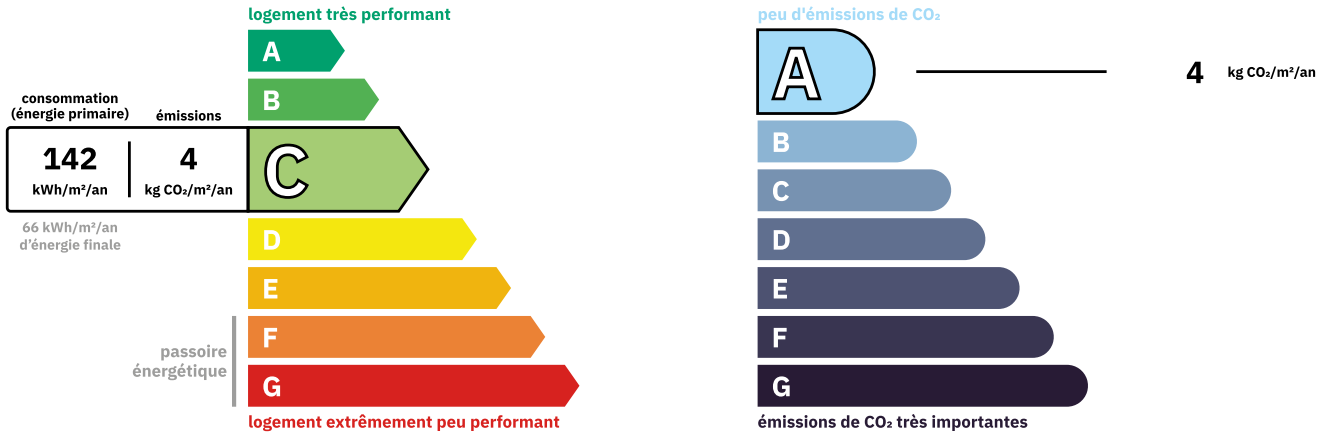
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 4930 € and 6730€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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