

PURPOSE BUILT BUNGALOW ON 11-HECTARE ESTATE WITH PRIVATE LAKE, POOL & TOURISM POTENTIAL IN LE BUSSEAU

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PROPERTY FACT FILE

REFERENCE	A47439DOW79
PRICE	€ 551,200 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	1
ACCOMMODATION	142 m²
LAND	110000 m²
TOWN	Le Busseau
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, Mobile Home
CONDITION	
FEATURES	Swimming Pool, Lake, Garage

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

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- Estate immersed in nature, offering peace
- Excellent potential for tourism income
- 1.2-hectare stocked fishing lake
- Equestrian facilities with paddocks and shelter
- Swimming pool of 8 x 4 m with terrasse

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A rare rural estate of approximately 11 hectares, including a 1.2-hectare stocked fishing lake, with a 145 m² single-storey house. Entrance hall that leads into the house which has 3 bedrooms, a 40 m² living room with insert wood burner, open plan fitted kitchen and office. Outside: a 100 m² covered terrace with spa, sauna,







DESCRIPTION

Set in a peaceful and unspoilt natural environment this exceptional property offers over 11 hectares of land accessed via a beautiful 400-metre private tree-lined driveway. Combining a comfortable main house with extensive outbuildings, leisure facilities, an established lake and significant potential for tourism or equestrian activities. This is a rare opportunity for those looking for a lifestyle property with genuine business potential. The property includes a 1.2 hectare registered lake with fish and a fishing facility together with a swimming pool, covered entertaining terrace with a BBQ, spa, sauna, landscaped gardens, meadows and numerous useful outbuildings. The local PLUi zoning also offers the possibility of developing up to four unusual tourist accommodation units such as lodges, glamping units or eco-gîtes subject to the necessary permissions. Ideally situated close to L'Absie and Coulonges-sur-l'Autize and within easy reach of Niort, Fontenay-le-Comte, the Marais Poitevin, Vouvant and the Mervent Forest. The Atlantic coast can also be reached in less than an hour. International airports at 1h30 away and nearest ferry terminal at 3hrs 44. A truly versatile property offering an exceptional combination of nature, privacy, leisure and potential income generation.

Approximate measurements:
Lounge: 42.15 m², Dining room/Kitchen: 46.01 m², Main entrance and corridor: 9.19 m², Bedroom 1: 12.09 m², Bedroom 2: 12.67 m², Bedroom 3: 19.93 m², Bathroom: 6.16 m²,...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47439DOW79

COMPLETE FILE AND PHOTO ON REQUEST

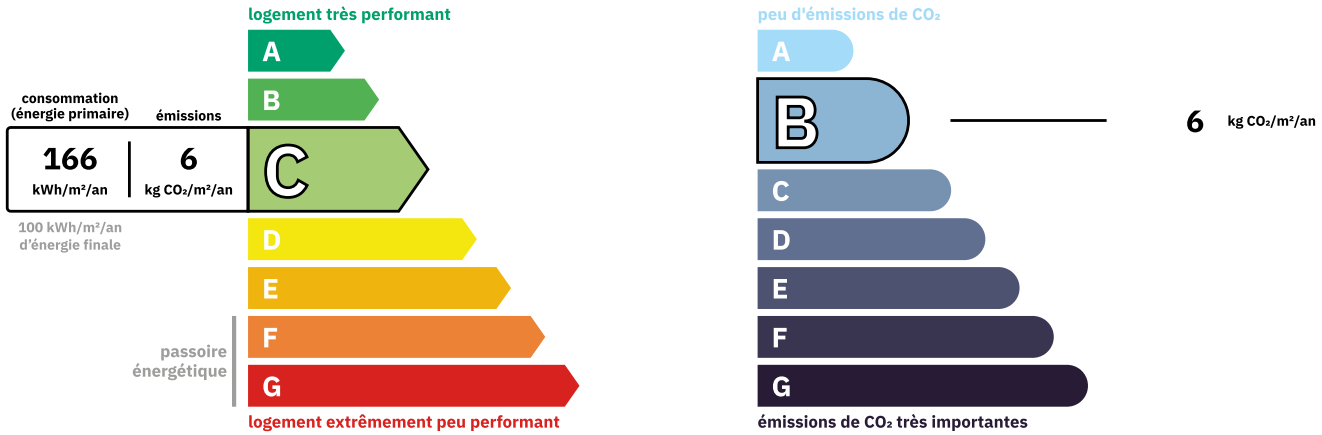
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2160 € and 2970€ for 2022

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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