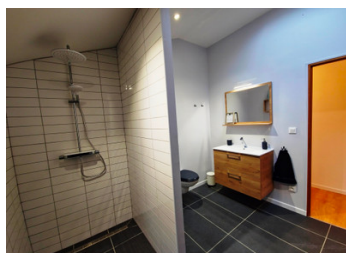
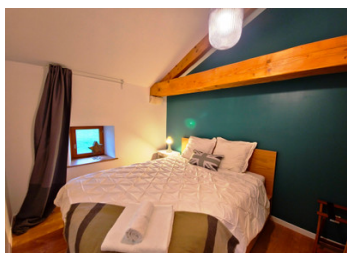
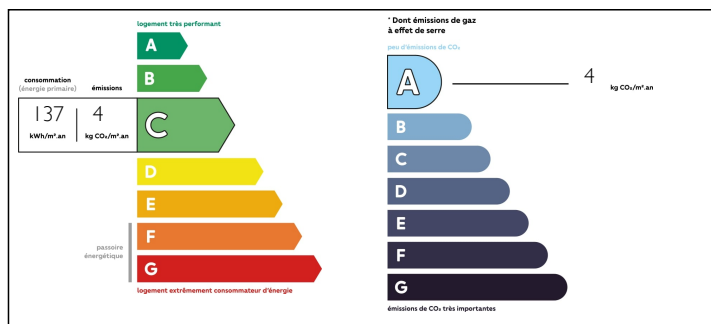


Property comprising two houses and outbuildings 107 m and 88 m on over 5700 m of land

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

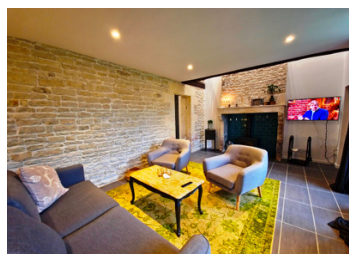
Town:	Brûlain
Department:	Deux-Sèvres
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	5788 m2

## IN BRIEF

Start your own business today with this remarkable gîte complex located in the picturesque Deux-Sèvres region, nestled among fields of sunflowers as far as the eye can see in the serene French countryside, close to a charming hamlet. The property comprises two fully-equipped and renovated gîtes, offering a total of five bedrooms on grounds of over 5700 m². The estate has undergone extensive renovations, including the replacement of all roofs in 2008 and the installation of a new septic tank in 2022. In the same year, a 9 kW solar system was added, ensuring a sustainable sustainable energy supply, and fiber-optic internet access was introduced. The gîtes were fully renovated in 2022 and are rated four stars. They benefit directly from the newly installed solar panels of a large open barn and an enclosed barn, as well as an inviting above-ground swimming pool.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1000 EUR**

## NOTES

## DESCRIPTION

This lot with two houses and outbuildings suitable for conversion is perfect for a family get-together or self-catering activity.

### House 1:

- 107 m2 on two levels
- Wood double-glazed windows.
- Fully renovated electrical and plumbing systems
- Efficient heat pump for heating and cooling, complemented by a wood-burning stove.
- Three bedrooms
- Fully equipped kitchen
- Bathroom with WC
- Spacious dining/living room

### House 2:

- 88 m2 on two levels.
- Wooden double-glazed windows.
- Fully renovated electrical and plumbing systems
- Efficient heat pump offering heating and cooling capabilities, as well as a wood-burning stove.
- Two bedrooms.
- Fully equipped kitchen
- Bathroom, WC.
- Spacious living/dining room

Overall, this property presents a distinctive business opportunity to continue running the gîtes. In addition, it can host equestrian activities, events in a beautifully preserved and highly sought-after tourist destination.

The estate is ideally located, with La Rochelle an hour's drive away, Niort 20 minutes by car, Paris 2 hours by TGV, Poitiers and Angoulême an hour's drive.

In addition, several airports, including Poitiers (1h), La Rochelle (1h), Limoges (1h 45 min), Bordeaux, Nantes and Tours (2h), offer regular flights to the UK.