

Very successful, well designed, gite complex for sale. A main house and 3 or 4 LUXURY gites and a pool surrounded by the beautiful Charente countryside.



INFORMATION

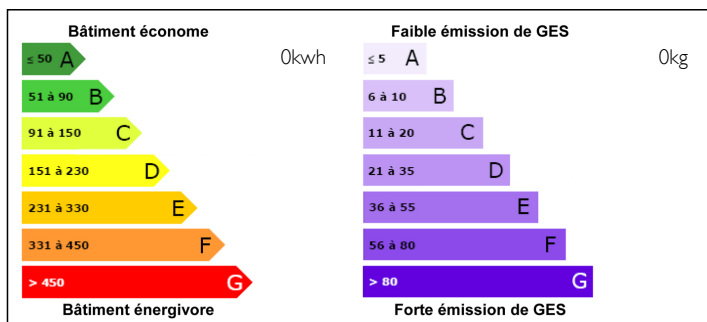
Town:	COURGEAC
Department:	Charente
Bed:	5
Bath:	7
Floor:	335 m2
Plot Size:	4191 m2



IN BRIEF

This fabulous gite complex really has it all. Established as a business for the last 5 years, with an in ground 11m by 5m solar heated swimming pool. A turn key business opportunity sold with most of the furniture included. The property consists of main house which has been converted from a barn and attached barns that have been transformed into a luxury holiday gite rentals for couples. . .

ENERGY - DPE



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.



DESCRIPTION

You approach the property from a private country lane, which takes you to the main house.

Enter through the large arched doorway in to the spacious

LIVING/DINING/KITCHEN area (80m²) it has full height ceiling with exposed beams and natural stone walls. A freestanding wood burning fire and underfloor heating will keep you warm in the winter. It has a beautiful oak fitted kitchen with an island, breakfast bar and a large range cooker.

A spiral staircase takes you up to a MEZZANINE (35m²) which has been used as an office and benefits from lots of storage cupboards.

SHOWER ROOM

BEDROOM (20m²) with lots of built-in cupboards, French doors which open onto the garden and an en-suite BATHROOM with a Jacuzzi bath, Stone hand basin and W.C.

A door leads from the dining area to a 'FRIENDS and FAMILY' apartment or GITE 4 which is fully self-contained with:

SITTING ROOM

KITCHEN

BEDROOM

BATHROOM

GITE 1

SITTING ROOM with open views across the countryside, wood burning fire.

KITCHEN, Fully fitted and equipped, including washing machine, dishwasher, gas cooker, fridge freezer

DINING ROOM

BEDROOM

LUXURY SHOWER ROOM with Double rain and massage showers, his and hers art deco washbasins and W.C.

HOT TUB room with mood lighting and skylight for the stars at night.

W.C.

PRIVATE WALLED GARDEN with sun loungers

LOCAL TAXES

Taxe foncière: **1284 EUR**

Taxe habitation: **399 EUR**

NOTES