

Successful Gite Complex Comprising 5 Bedroom House and 5 Fully Furnished Gites with Pool and Land Just 7kms from Aubeterre



INFORMATION

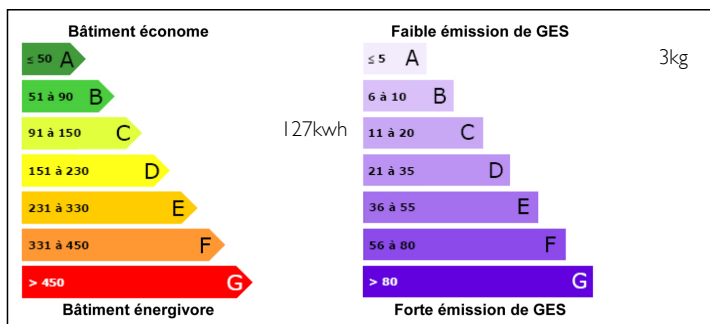
Town:	AUBETERRE SUR
Department:	DRONNE Charente
Bed:	18
Bath:	13
Floor:	235 m2
Plot Size:	39055 m2



IN BRIEF

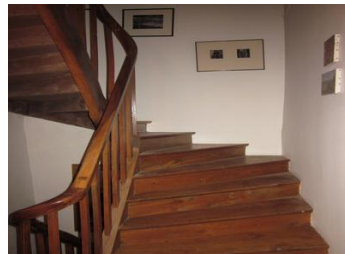
This large, successful gite complex has been run for many years by the same family and enjoys much repeat business. It consists of a spacious main house and 5 separate gites that will include all furniture and high quality linens, plus pool, gardens and nearly 4 hectares or 10 acres of land. Conveniently situated just 7 kms from the popular village of Aubeterre-one of the prettiest villages in France – it is close to both the local golf club and the river beach.

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 along a small country lane which is a no through road, making the complex especially safe for children.

The main house has its own private walled garden and covered verandah. The door from the garden leads to the kitchen/dining room with original fireplace, log burning stove and wooden kitchen cupboards.

Across the hallway, you will find the cosy sitting room, again with original fireplace and log burning stove.

There are 5 spacious bedrooms and 4 bathrooms in the main house across two floors.

The 5 Gites comprise as follows:-

Gite 1 -

1 double bedroom with shower room en-suite.
Open plan kitchen/lounge/diner.

Gite 2

1 double bedroom
1 triple bedroom
Kitchen/dining room
Large lounge
1 bathroom
1 shower room

Gite 3

1 double bedroom
2 twin bedrooms
Open plan kitchen/dining/lounge
1 bathroom
1 shower room

Gite 4

1 double bedroom
2 twin bedrooms
Open plan kitchen/dining/lounge
1 bathroom

LOCAL TAXES

Taxe foncière: **3227 EUR**

NOTES