

Superbly restored complex of character Gites set in the heart of the Loire valley offering excellent income potential



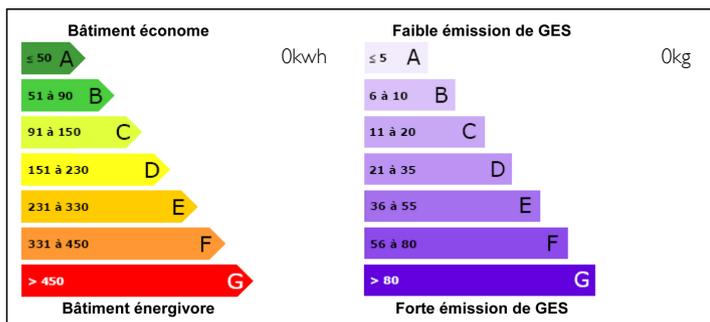
INFORMATION

Town:	COURLEON
Department:	Maine et Loire
Bed:	14
Bath:	14
Floor:	499 m2
Plot Size:	4117 m2

IN BRIEF

Set in the heart of the Loire overlooking open countryside, this excellent property offers the possibility of 5 gites plus spacious owner's accommodation. located 27kms from the tourist town of Saumur

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

The property offers 4 main gites and the large owners accommodation plus a small cottage that could easily be utilised for friends or family or turned into the 5th gite.

The main house has 4 bedrooms, all with ensuite facilities, 2 of which are idea for bnb guests"

Restored to an amazingly high standard it is no wonder that the property enjoys 50% repeat clients. Each gite enjoys its own private space and access to the shared heated pool.

Guests also have access to a Laundry room and large play / music room

The location is ideal for access to the local area and main travel ports; Saumur 27Km, Tours airport 49Km, and only 267Km to the nearest ferry port of Ouistreham (2 hours 49 minutes)

LOCAL TAXES

Taxe foncière: 1717 EUR

Taxe habitation: 1407 EUR

If you are seeking a gite complex with excellent income potential then this one should be on the top of your list !

NOTES