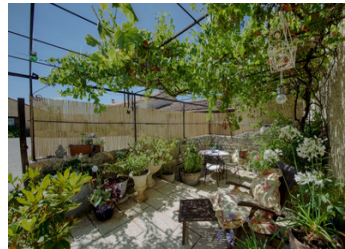


Paradise of three houses with three private pools, games room, spa and beautiful views. Private setting without neighbours. Up and running business with good income record and...



INFORMATION

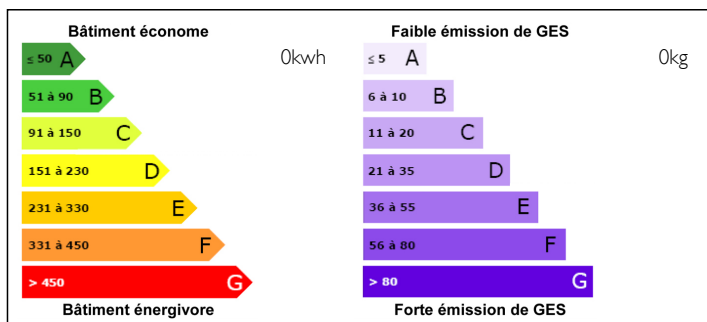
Town:	Néré
Department:	Charente-Maritime
Bed:	19
Bath:	9
Floor:	750 m2
Plot Size:	11796 m2



IN BRIEF

This property might suit you if you're looking for an up and running Villa rental business, but could be also interested for a big family that wants to purchase their own estate together. Each of the three houses has got it's own private pool, private garden, stunning views and the properties are all very well designed as to not overlook each other.

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

Total habitable area approximately 750 m² and land of 12000 m²

First House: Maison de Maître:

The first house is a Maison de Maître with a total of 9 bedrooms.

Two staircases and two kitchens make it possible to divide this house into two houses (a six bedroomed house and a three bedroomed house).

Entrance hall

Salon (30 m²) with logburner

Bespoke hand made kitchen (26 m²) with logburner and space for a large family table

Second lounge (54 m²) with logburner and adjoining open planned kitchen

Utility room and boiler room (18 m²)

Three bedrooms on the ground floor (22 m², 19 m², 13 m²) One of them is en-suite.

Bathroom

First floor:

Six bedrooms (22, 20, 16, 14, 13 and 7 m²)

Two bathrooms

This first house benefits from oil fired central heating.

Private heated pool of 12 x 5 Meter. The pool area has got a covered terrace.

Second house: Barn Conversion

Beautiful barn conversion with open planned living space (61 m²) and a mezzanine (19 m²). Three bedrooms (30, 16, 13 m²) a bathroom and utility room.

First floor: Two bedrooms (15 and 13 m²). One with en-suite bathroom.

A private garden with beautiful view, a bread/pizza oven and large pool (11 X 4,5 meter)

LOCAL TAXES

Taxe foncière: **4035 EUR**

Taxe habitation: **1000 EUR**

NOTES