

## Gite complex with owner's accommodation, five/six gites and a large swimming pool



## INFORMATION

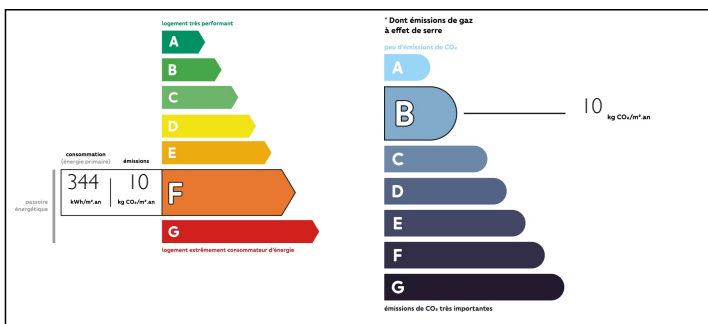
Town:	Villiers-le-Roux
Department:	Charente
Bed:	15
Bath:	7
Floor:	455 m2
Plot Size:	2668 m2



## IN BRIEF

Currently run as a successful business this is a gite complex which includes the owner's accommodation in an old farmhouse plus five small cottages. At the moment the farmhouse is split into two separate units and there is the option of renting out one of these to make a sixth gite or reconfiguring the building to make it one large house. The property is set on the edge of a small village and is only five minutes from Villefagnan where there is a bakery, pharmacy, post-office, butcher, mini-supermarket, bar/restaurant and schools. The market town of Ruffec is only 9.5km away and here there is a mainline train station, large supermarkets, garden centres, DIY stores, bars, restaurant, hospital and schools.

## 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.



## LOCAL TAXES

Taxe foncière: 2974 EUR

## NOTES

## DESCRIPTION

House one

Ground floor: Open plan kitchen/dining/living area 41m2 (with wood burning stove)

First floor:

Bedroom 1 30m2

Bedroom 2 13m2

Bathroom 5.4m2

House two

Ground floor:

Hallway

Kitchen/diner 16m2

Sitting room 30.5m2 (with wood burning stove)

First floor:

Bedroom 1 15.6m2

Bedroom 2 11m2

Bedroom 3 11m2

Bathroom 6.6m2

Gite one

Ground floor:

Open plan sitting room/dining room/kitchen 38m2

Bedroom 1

First floor:

Bedroom 2

Bathroom

Gite two

Ground floor:

Open plan sitting room/dining room/kitchen 31m2

First floor:

Bedroom 1

Bedroom 2

Bathroom

Gite three

Ground floor:

Open plan sitting room/dining room/kitchen 34.7m2

First floor:

Bedroom 1

Bedroom 2

Bathroom