

Magnificent gite property on 10 hectares of land, in a quiet environment of the southern Loire Valley



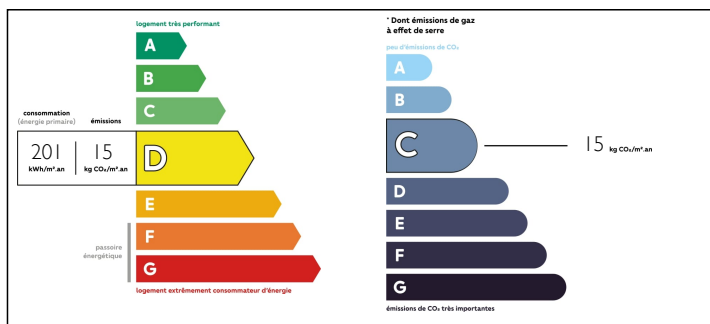
INFORMATION

Town:	Berthegeon
Department:	Vienne
Bed:	16
Bath:	13
Floor:	865 m2
Plot Size:	96591 m2

IN BRIEF

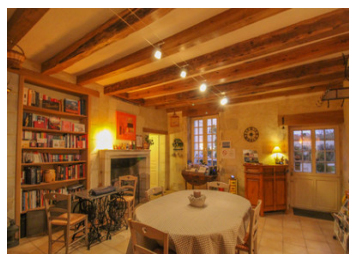
This exceptional 14th century complex is suitable for a large family home, a tourist complex or an equestrian activity. An impressive and tastefully renovated manor, retaining all its original charm, peacefully situated in unspoilt countryside. Offering 860 sqm of stylish and comfortable accommodation, suitable for a variety of uses: equestrian center, gites, conferences center/events/workshops, or glamping. It is delightfully secluded but not remote, only 3 minutes from Monts sur Guesnes with all amenities. Likewise, the towns of Richelieu, Loudun, Chinon, Saumur, Tours, Poitiers, Chatellerault can all be reached in less than an hour. The current gîtes and B&B activity (three stars) can be sold for the extra price of 89.500€ FAI, including furniture, equipment (professional kitchen...), site and domain name, referencing.

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 habitation: 3241 EUR

NOTES

DESCRIPTION

Go through the gate and here you are in a courtyard surrounded by the main house and five guest houses as if on the square of a village with a central tree.

In addition to these units of accommodation, there is a swimming pool, a sauna, two safari tents in the orchard, a fenced area for horses, a small pond, outbuildings, bird song and frogs.

The currently existing gîtes and B&B activity (three stars) can be sold for the price of 89500€ FAI, including furniture, equipment (professional kitchen...), site and domain name, referencing, continuation of activity assured.

THE PROPERTY IN DETAIL:

The Main House

On the ground floor:

An entrance/small dining room (30 sqm), stone fireplace, tiled floor and beams.

Another entrance.

A kitchen (21 sqm), tiled floor and beams with exit to the terrace.

A utility room (9sqm), tiled floor and beams.

A large lounge/dining room (47 sqm), tiled floor, beams and stone fireplace with wood burner, access to the front of the house on the terrace and courtyard and to the back on the pool terrace.

A bedroom/office (30 sqm), tiled floor, beams with its bathroom-toilets.

A laundry room, tiled floor.

A cellar/cave, stone floor and beams.

A boiler room.

A separate toilet.

On the first floor (composed of 2 independent parts, accessible by two different staircases)

First part (access from the entrance):

A large landing, sea rush flooring

3 bedrooms (30sqm, 23 sqm, 11 sqm), one with