

Detached house with gite and apartment - 6 bedrooms in total . Pool . Needing remedial works .



INFORMATION

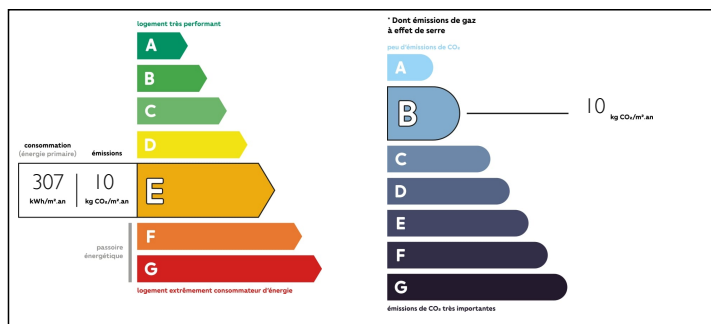
Town:	Bresdon
Department:	Charente-Maritime
Bed:	6
Bath:	3
Floor:	228 m2
Plot Size:	2537 m2



IN BRIEF

A unique opportunity to realise your dream of a beautiful stone house with huge business potential - previously a successful rental for 18 years before Covid . Offering a gite and a first floor apartment - each with two bedrooms - this property is completely enclosed and detached and has a large salt water swimming pool. Please note that due to Covid travel restrictions the vendors have been unable to visit and the property needs remedial repair work - notably the gite which has suffered considerable water damage . The vendors have reduced their selling price considerably on their purchase price to reflect the repairs needed . The current photos reflect the current condition - and photos noted at 2018 show the property in its former condition . Photos & video on demand The main house has underfloor heating , 2 bedrooms and is habitable completely . The apartment is also in a habitable condition...

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

Mainhouse of 115m2 retains many original features , exposed beams and fireplaces. 2 bedrooms plus large mezzanine area with large family bathroom.

Underfloor heating & double glazing

Gite on one level 65m2 offers 2 bedrooms and bathroom plus a large kitchen / living area .

1st floor apartment - 48m2 offers 2 bedrooms , bathroom and open plan living room and kitchen.

Large covered terrace/ summer kitchen and separate Utility room (7m2) for use of guests.

Electric gates , garage and fully enclosed pretty gardens surround the property , with established fruit trees. Large Salt water pool 12m x 6m and terrace , fully enclosed . Private garden to the rear of main house to allow privacy for owners whilst gites are in use.

Situated just 3km from Beauvais sur Matha ,. In the town itself there is a Hotel Restaurant, Grocery store, Bakery, Newsagents, Hairdressers, Florist and Post Office. There are also Doctors, Physiotherapy and Pharmacy. Twice a week there is a market with stalls selling Fruit and Vegetables, Cheese, Butcher and Fishmonger. Primary school. Supermarkets, College, Cinema, Swimming pool, etc... are all with a short drive away at Matha Only 4 h 30 from PARIS by motorway and 4 hours to Spain in the other direction, and a little over an hour to the Atlantic Coast - Royan, Rochefort, La Rochelle and the Islands.

Information about risks to which this property is exposed is available on the G  orisques website : <https://www.georisques.gouv.fr>

NOTES