

Spacious 6 bedroomed house , 2 x 2 bed gites, 2 small fishing lakes (1000m + 2000m ) small river frontage



## INFORMATION

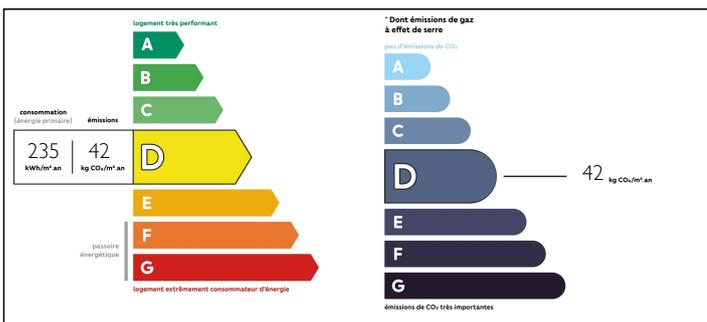
Town:	Boresse-et-Martron
Department:	Charente-Maritime
Bed:	10
Bath:	8
Floor:	430 m2
Plot Size:	26309 m2



## IN BRIEF

If you're a lover of the great outdoors and fishing, then this property is tailor-made for you. Nestled amidst stunning countryside teeming with wildlife, this property boasts an array of features ideal for those seeking both a spacious family home and a business opportunity that embraces the French way of life.

## 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

Situated on the property are two stocked fishing lakes and a picturesque river running alongside the land, creating an idyllic setting. Additionally, there are two charming gîtes to accommodate guests, making this property perfect for generating income.

The main building houses the main residence and the two gîtes. The main house offers approximately 250m<sup>2</sup> of living space, featuring modern amenities such as double glazing and central heating. The ground floor comprises a well-appointed kitchen, dining room, a snug with staircase leading to the first floor, sitting room with fireplace, an office/entertainment room, and two bedrooms, one of which has an ensuite shower room. There's also a family bathroom, utility room, and workshop on this level.

Upstairs, you'll find a master bedroom with dressing area and ensuite bathroom boasting stunning views of the lakes, as well as three additional bedrooms and two bathrooms. The landing area offers flexibility for use as a library, play area, or study space.

The two gîtes, offer comfortable and spacious accommodations with lounge/dining areas, well-equipped kitchens, shower rooms and bedrooms.

With its tranquil surroundings, ample outdoor activities, and potential for business ventures, this property is definitely worth a visit for anyone considering entrepreneurship and embracing the outdoor lifestyle.

Ground Floor:

Kitchen: 10.9m<sup>2</sup>

Dining Room: 18.3m<sup>2</sup>

Snug: 14m<sup>2</sup>

Sitting Room: 27m<sup>2</sup>

Office/Entertainment Room: 26.5m<sup>2</sup>

Bedroom 1: 33.4m<sup>2</sup>

## NOTES