



DESCRIPTION

House 1 :

- single-storey house with a surface area of 105 m².
- Double-glazed windows throughout the house
- Electric heating (new radiators in 2021) and comfortable open fireplace.
- Two bedrooms
- Fully equipped kitchen
- Bathroom with WC
- Large dining room and living room

House 2:

- 105 m² split-level layout
- Double-glazed windows
- Fully renovated electrical and plumbing systems
- Efficient heat pump for heating and cooling, complemented by a wood-burning stove.
- Three bedrooms
- Fully equipped kitchen
- Bathroom with WC
- Spacious living and dining room

House 3:

- 74 m² split-level layout
- Double-glazed windows
- Fully renovated electrical and plumbing systems
- Efficient heat pump for heating and cooling, plus wood-burning stove.
- Two bedrooms
- Fully equipped kitchen
- Bathroom, WC.
- Spacious living and dining room

LOCAL TAXES

Taxe foncière: **1400 EUR**

NOTES

Overall, this property presents a distinctive business opportunity to run one or more gîtes.

Can accommodate a large family looking for a natural environment.

The estate is ideally located, with La Rochelle an hour's drive away, Niort 20 minutes by car, Paris 2 hours by TGV, Poitiers and Angoulême an hour's drive.