LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32303DOW79 Price: 399 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (376 416 EUR without fees)

Family or multi-generational homestead with guest accommodation in the heart of Nouvelle-Aquitaine















INFORMATION

Town:	Scillé
Department:	Deux-Sèvres
Bed:	9
Bath:	9
Floor:	285 m2
Plot Size:	50000 m2

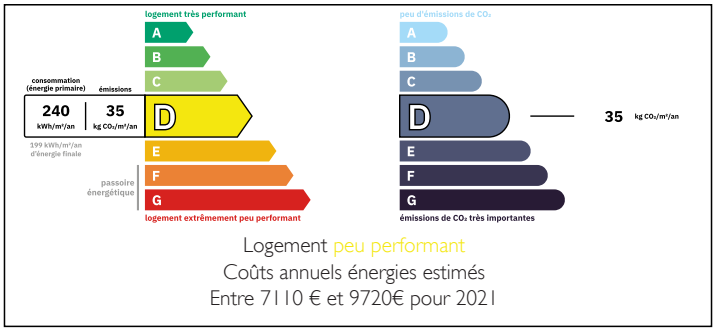
IN BRIEF

Leggett is proud to present this 12-acre rural retreat, a charming chambre d'hôtes situated beside ancient woodland and the River Saumort.

Offering guest accommodation for up to 12 people, with en-suite or private bathroom facilities, the property is centred around a sheltered veranda, perfect for outdoor dining and relaxing. Additional features include a large swimming pool, BBQ terrace, welcoming lounge with wood burner, functional kitchen, and elegant dining room.

An ideal lifestyle property or holiday business, it is perfectly suited to walking, cycling, wellness or nature retreats. Nearby attractions include Puy du Fou, the Vendée coast, Futuroscope, and the Marais Poitevin

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7110 € et 9720€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1217 EUR**

NOTES

DESCRIPTION

If you're dreaming of leaving city life behind for a healthier, more peaceful lifestyle in rural France, this is a rare opportunity to combine home and business.

This established B&B is ideal for bespoke holiday retreats, wellness escapes, creative workshops, cycling or walking holidays, and benefits from existing relationships with two major holiday booking platforms.

Accommodation

Spacious main house with living room, wood burner, kitchen, dining room opening onto the garden, office, shower room, and mezzanine.
Self-contained three-bedroom owner's apartment with bathroom, separate WC, and split-level living/dining area. One room could easily be converted into a kitchen.
Five guest suites, all with en-suite bathrooms, including two character rooms with mezzanine sleeping areas and terrace access.

Outside
Swimming pool, BBQ area, central terrace with pergola, laundry room, cellar, and attractive gardens.

Outbuildings
Extensive equestrian facilities including 6–7 horse boxes, tack room, covered storage, and garage.

A unique lifestyle and business investment with excellent potential to develop a thriving hospitality or retreat destination.

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