LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35193MLO16 Price: 450 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (425 000 EUR without fees)

3 houses & an amazing business opportunity with gîtes & cat boarding, art studio, 2 swimming pools















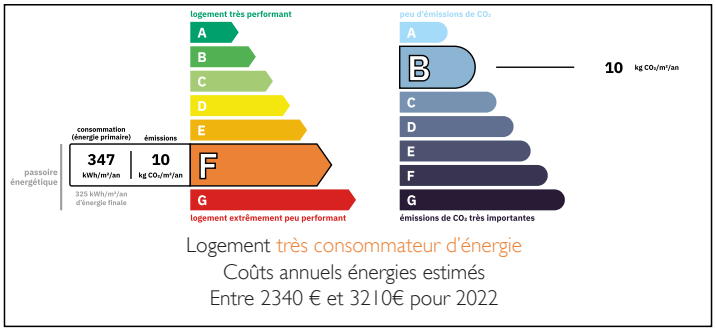
INFORMATION

Town:	Montembœuf
Department:	Charente
Bed:	12
Bath:	5
Floor:	523 m2
Plot Size:	5622 m2

IN BRIEF

Three wonderful properties, tastefully renovated to create an established and thriving holiday rental & cat boarding business in lovely rural France. Traditional stone built houses with 3 to 5 bedrooms in each house, a reliable income proposition. Situated near the village of Montemboeuf, close to the leisure lakes of the Haute Charente with beaches, swimming & restaurants, the historic towns of Rochechouart & La Rochefoucauld with their beautiful chateaux & larger shops and services.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2340 € et 3210€ pour 2022

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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NOTES

DESCRIPTION

The owners house is a 3 bedroomed tastefully converted barn, has large double height windows allowing for plenty of natural light.
The ground floor comprises of a open dining room, fitted kitchen spacious lounge 88m², a wood stove within a feature stone fireplace.
A central characterful cast iron spiral staircase leading to the first floor comprising open mezzanine, a master bedroom 31m² with wood burning stove for winter comfort a balcony 5m² overlooking the garden, and en-suite shower room. 2 additional bedrooms 13m². 12,5m² and a bathroom with freestanding roll top bath, Italian style shower & WC.
There is a large private garden with orchard to the side and rear which is separated from the other houses.
Parking space for several cars with access to the Art studio workshop and the cat boarding pens.

Gîte 1, originally the main house on 3 floors, capable of accommodating 11, the property comprises on the ground floor a large kitchen / dining room 31m² , living room & downstairs cloakroom 46m². The 1st floor has 3 bedrooms 13.5m² , 14m² , 15.5m² , a bathroom 9m² on a landing of 9.6m² . The 2nd floor has 2 bedrooms 30m² and 23m² with a shower room 8m² and W.C. on a landing of 19m²
This gite has a large private garden with a large swimming pool 10m x 5m with secure, gated enclosure & decking.

Gite 2 is also a converted barn & can accommodate up to 9 guests...

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