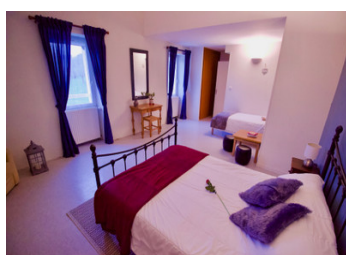


Outstanding Gîte complex for 40 guests with heated pool and separate owners home, on a large plot with views.



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	26
Bath:	21
Floor:	1270 m2
Plot Size:	41000 m2

IN BRIEF

A superb opportunity to purchase a succesful, ready-made, business with the added benefit of a large, private family home.

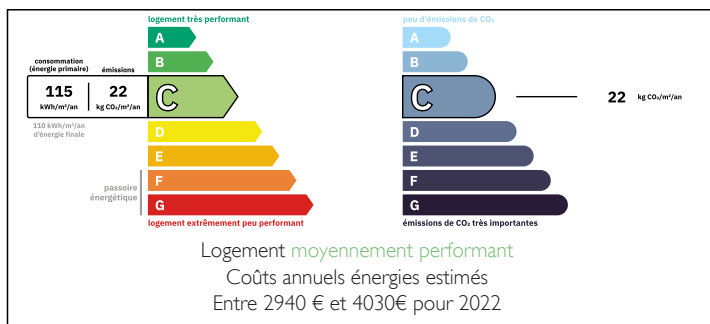
The main house has 7 ensuite bedrooms, a modern fitted kitchen and comfortable living rooms. Attached is a single storey, 2 bed cottage perfect for visiting family or as a further gîte taking your total guest beds to 45.

The detached gîte building houses 6 gîtes in total, of varying sizes, accomodating up to 40 guests. With glorious views of the valley and surrounding countryside the number of returning guests and annual bookings are a testament to this well thought out business.

This rare opportunity allows you to take over a thriving and profitable business that could be enhanced even further with the wedding/events market whilst maintaining a home life separate from the guest accomodation.

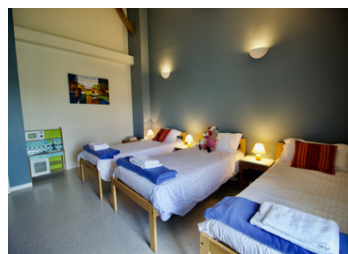
Perfectly located to attract guests from...

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

Main House:

The main residence is an attractive stone built property. It has 7 ensuite bedrooms, large, bright kitchen and large living room with woodburner as well as an office space and games room.

This property was in the past 3 gites and could be divided again if required, thanks to 3 staircases and entrances offering you flexibility to adapt to your own requirements.

Solar panels have recently been added to the roof of this house generating considerable savings in electricity expenditure. Heating is via gas "combi" boilers.

Attached cottage:

The attached single storey cottage has a pleasant living room with kitchen and spectacular views over the river valley. There are 2 bedrooms, 1 ensuite, and a bathroom.

The Gîtes:

The large gîte building was originally converted by the local commune ensuring a high standard conversion with good quality materials and mains drainage.

The communal foyer, with superb mezzanine, leads to the 6 individual gites.

Gite 1 - 144m² of space over 3 floors. 4 bedrooms accomodating 10 guests.

Gite 2 - 103m² of space, with a ground floor, accesible, bedroom and wet room. 3 bedrooms accomodate 5 guests

Gite 3 - 132m² of space with bright conservatory. 3 bedrooms accomodate 7 guests

Gite 4 - 88m² of space with 2 bedrooms sleeping 5 guests.

Gite 5 - 88m² of space with 2 bedrooms sleeping 5 guests

Gite 6 - 149m² of space over 3 floors with 3 bedrooms accomodating 8 guests.

Outside the large terrain surrounds the properties. There is an inground,...

LOCAL TAXES

Taxe foncière: **3959 EUR**

NOTES