LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44144AF86 Price: 389 000 EUR

agency fees to be paid by the seller

Gite complex with pool, function room and superb views















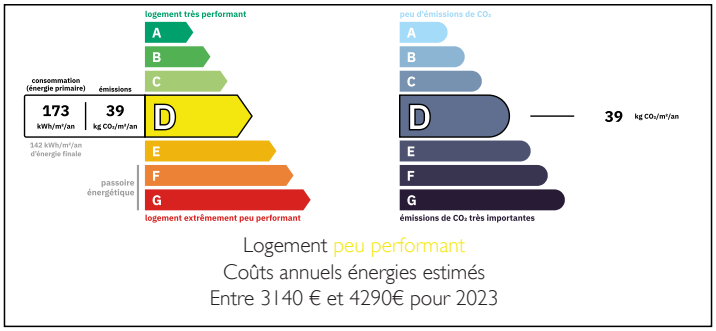
INFORMATION

Town:	Oyré
Department:	Vienne
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	2480 m2

IN BRIEF

This property enjoys a private location with superb views, on the edge of the village within walking distance of the bar and bakery etc. It consists of a well renovated 3 bed house and gite with a mezzanine bedroom, a function room with kitchen in the large barn and a superb pool and patio. It is only 10km from the TGV station and A10 motorway in Châtellerault, 55km from Poitiers airport and under 4hrs drive from 3 different Channel ferry ports. The 3 bed house has a dual aspect living room with hand made floor tiles, exposed beams and an open feature fireplace. Next there is a kitchen/dining room and also a ground floor bedroom with a shower room, a laundry room and separate wc. Then on the 1st floor there are 3 bedrooms, one with en...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3140 € et 4290€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1322 EUR**

NOTES

DESCRIPTION

This property presents an absolutely wonderful opportunity to purchase a perfectly situated gite complex that will pay you back for years to come, simply superb. It enjoys a private location with superb views, on the edge of the village within walking distance of the bar and bakery etc. It consists of a well renovated 3 bed house and gite with a mezzanine bedroom, a function room with kitchen in the large barn and a superb pool and patio. The 3 bed house has a dual aspect living room with hand made floor tiles, exposed beams and an open feature fireplace, there is also an oil fired central heating system. Next there is a kitchen/dining room and also a ground floor bedroom with a shower room, a laundry room and separate wc. Then on the 1st floor there are 3 bedrooms, one with en suite shower room. Then we have a one bed gite which is ready to use straight away and has a large open plan ground floor with kitchen and living space and also a shower room. There is another small outbuilding which would lend itself to a very quirky little gite and then there is the barn with that beautiful function room and kitchen. A huge building with gorgeous original features and also with the possibility for further development, should you require. To the outside there is ample parking and several alfresco dining areas. The potential here is clear to see and...