LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44483JHI17 Price: 500 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (480 000 EUR without fees)

Detached house with 2 gites and swimming pool . Excellent condition with strong proven income . Nr to Cognac







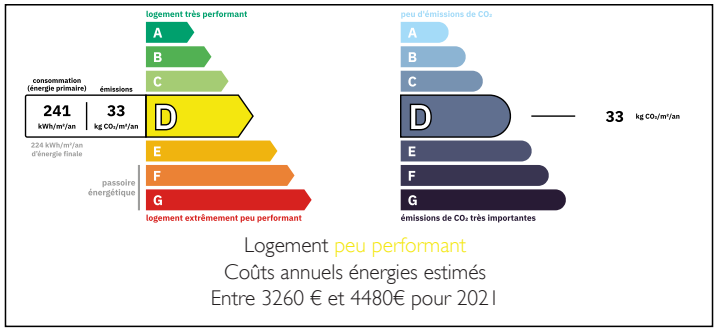








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3260 € et 4480€ pour 2021

INFORMATION

Town:	Mons
Department:	Charente-Maritime
Bed:	7
Bath:	4
Floor:	310 m2
Plot Size:	2758 m2

IN BRIEF

Exciting opportunity to take over a well-established and highly rated gîte business, officially classified 3 stars with Gîtes de France. The current owners have significantly improved and modernised the properties over the past 18 months. The sale includes furnishings and the option to take over existing bookings, ensuring immediate income potential.

Ideally located in a peaceful and calm setting, close to the popular towns of Cognac, Saintes and Saint-Jean-d'Angély, and just one hour from the sandy beaches of the Atlantic coast.

The property comprises a detached three-bedroom, two-bathroom main house with a new roof , along with two independent two-bedroom gîtes, each with private access. Additional features include a swimming pool, landscaped gardens, covered terrace, garage and carports.

The layout ensures privacy for both guests and owners, with the gîtes positioned separately from

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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NOTES

DESCRIPTION

The property in more detail :
Fibre internet , conforming fosse septic , oil fired central heating .
MAIN HOUSE :
Grand entrance 12m2 , opening to SALON 31m2 with woodburner . DINING ROOM 24m2 leading to fully fitted KITCHEN 27m2 with laundry area . WC .
Covered terrace of 11m2 accessed directly from kitchen .
First floor .
Landing opening to Master BEDROOM 20m2 with ENSUITE BATHROOM 6m2
BEDROOM 2 : 16m2 BEDROOM 3 : 11m2 . FAMILY SHOWER ROOM 6m2

GITE ONE : All on ground floor .
SALON 19m2 with woodburner , KITCHEN / DINING ROOM 18m2
BEDROOM 1 & 2 - 10 & 13m2 . SHOWER ROOM & WC 5m2
Private garden and parking .

GITE TWO : SALON 34m2 with woodburner . KITCHEN 9m2 .SHOWER ROOM and WC 6m2
First floor - BEDROOM 1 & 2 - 13m2 each
Private terrace and parking .

Beautiful gardens with swimming pool and terrace , boules terrain , garage and carports for 3 vehicles .

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr