LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47318DVC17 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Gite complex with masses of potential in the heart of a great village near St Jean D'Angely















INFORMATION

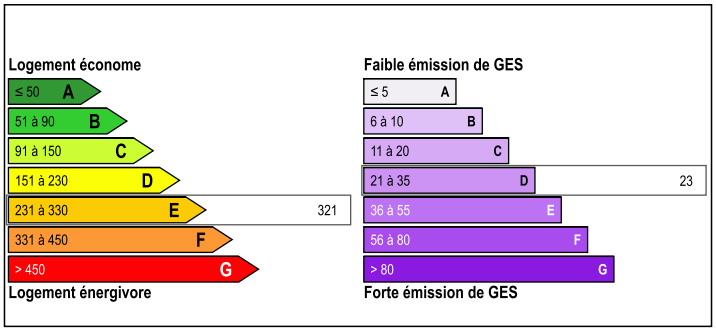
Town:	Coivert
Department:	Charente-Maritime
Bed:	9
Bath:	5
Floor:	283 m2
Plot Size:	3024 m2

IN BRIEF

Character Property with Gîte Potential – Close to Saint-Jean-d'AngélyThis is a 5 property complex of individual houses, masses of potential to create a gite business in a small village a short distance from St Jean D'Angely and 50 mins from the coast at La Rochelle

An exceptional opportunity to create a beautiful French home and successful holiday-rental business in the heart of the Charente-Maritime countryside.

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.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47318DVC17 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2300 EUR**

NOTES

DESCRIPTION

Situated in a peaceful village just 10 minutes from the popular market town of Saint-Jean-d'Angély, this attractive property offers an exciting combination of comfortable family living, immediate rental potential and substantial scope for further development.

Ideally positioned less than an hour from the Atlantic coast, its beautiful beaches and the historic city of La Rochelle. Nearby are Poiteirs & La Rochelle airports which are served by international and low-cost flights, and 20 mins to Surgeres TGV with trains to Paris ... the property is perfectly placed to appeal to both overseas buyers looking for a permanent French residence and those seeking an investment

In greater detail:

Main house: 153m2
Ground floor: entrance hall, salon, kitchen, veranda, storage area (bureau), WC
First floor: x3 double bedrooms, family bathroom, bureau space on the comunal space

Gite 1: 40m2 - This property needs renovating
Ground floor: x2 rooms
First floor: x2 rooms

Gite 2: - 111m2 - This property needs renovating
Ground Floor: x2 Salons, kitchen dinng room, bedroom, shower room

Gite 3: - 60m2 - This property needs renovating
Ground floor: salon, bedroom, kitchen, bathroom/WC, bedroom (needs work)

Gite 4: - 52.5m2 - This property needs some updating
Ground floor: salon with kitchen dining area
First floor: x2 bedrooms, shower room WC

Gite 5: - 49m2 - This property is ready for letting
Ground floor: salon, kitchen, entry area