

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

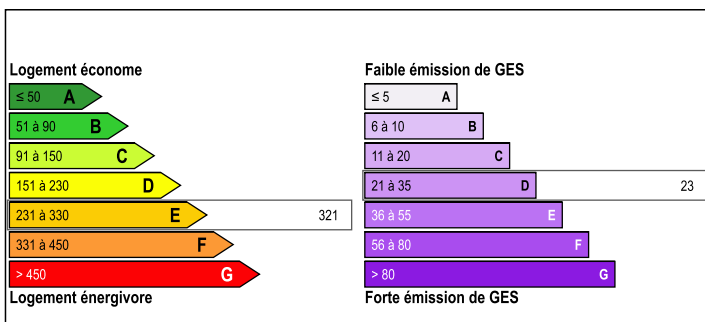


IN BRIEF

Character Property with Gîte Potential – Close to Saint-Jean-d'Angély This 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.



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 Poitiers & La Rochelle airports which are served by international and low-cost flights, and 20 mins to Surgères 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 communal 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

LOCAL TAXES

Taxe foncière: **2300 EUR**

NOTES