LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47439DOW79 Price: 551 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (520 000 EUR without fees)

# Purpose built bungalow on 11-Hectare Estate with Private Lake, Pool & Tourism Potential in Le Busseau















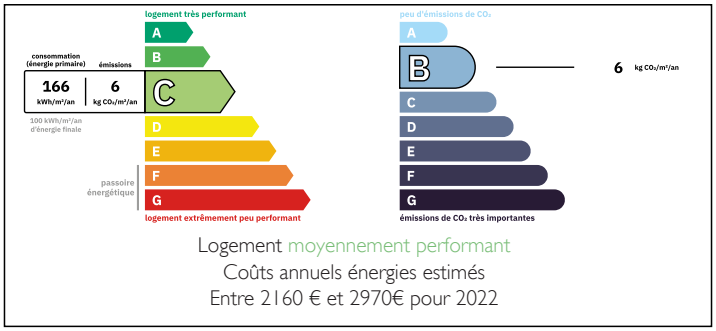
## INFORMATION

| | |
|---|---|
| Town: | Le Busseau |
| Department: | Deux-Sèvres |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 142 m2 |
| Plot Size: | 110000 m2 |

## IN BRIEF

A rare rural estate of approximately 11 hectares, including a 1.2-hectare stocked fishing lake, with a 145 m² single-storey house. Entrance hall that leads into the house which has 3 bedrooms, a 40 m² living room with insert wood burner, open plan fitted kitchen and office. Outside: a 100 m² covered terrace with spa, sauna, kitchen/BBQ area, an 8×4 m swimming pool, landscaped garden, vegetable garden and boules court. The property also includes numerous barns and outbuildings, 4-car shelter, motorhome parking, equestrian shelter, chicken coop and an old mobile home with water/electricity. Solar panels are installed. There is potential for further development, with the PLUi allowing 120 m² of tourist accommodation construction with 3 × 40 m² gîtes, (subject to prior planning approval). Potential uses include tourism, fishing holidays, wellness retreats, equestrian boarding or agritourism. Located...

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2160 € et 2970€ pour 2022

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.

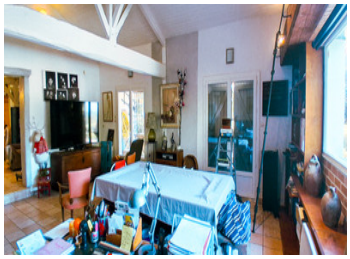
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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# DESCRIPTION

Set in a peaceful and unspoilt natural environment this exceptional property offers over 11 hectares of land accessed via a beautiful 400-metre private tree-lined driveway. Combining a comfortable main house with extensive outbuildings, leisure facilities, an established lake and significant potential for tourism or equestrian activities. This is a rare opportunity for those looking for a lifestyle property with genuine business potential. The property includes a 1.2 hectare registered lake with fish and a fishing facility together with a swimming pool, covered entertaining terrace with a BBQ, spa, sauna, landscaped gardens, meadows and numerous useful outbuildings. The local PLUi zoning also offers the possibility of developing up to four unusual tourist accommodation units such as lodges, glamping units or eco-gîtes subject to the necessary permissions. Ideally situated close to L'Absie and Coulonges-sur-l'Autize and within easy reach of Niort, Fontenay-le-Comte, the Marais Poitevin, Vouvant and the Mervent Forest. The Atlantic coast can also be reached in less than an hour. International airports at 1h30 away and nearest ferry terminal at 3hrs 44. A truly versatile property offering an exceptional combination of nature, privacy, leisure and potential income generation.

Approximate measurements:
Lounge: 42.15 m², Dining room/Kitchen: 46.01 m², Main entrance and corridorr: 9.19 m², Bedroom 1: 12.09 m², Bedroom 2: 12.67 m², Bedroom3: 19.93 m², Bathroom: 6.16 m², WC: 1.62 m², Back or Summer Kitchen: 10.89 m², Bar: 11.65 m²

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Information about risks to which this property is exposed is available on the Géorisques...

# NOTES