

Luxury Eco Glamping Retreat with 3/4-Bed Stone House, 6 Bell Tents, Pool & 1.4 Hectares in Charente



INFORMATION

Town:	Le Lindois
Department:	Charente
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	14057 m2

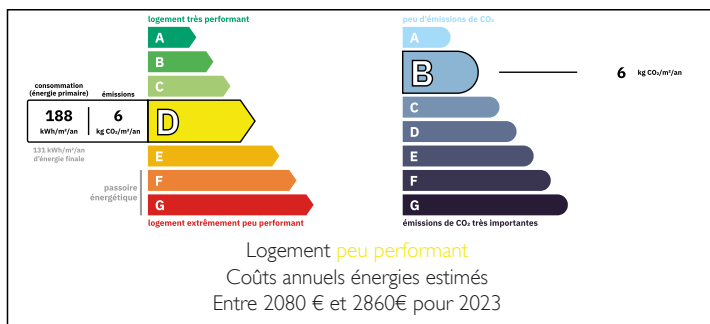
IN BRIEF

Situated in the peaceful Charente countryside close to popular lake beaches, this exceptional eco-friendly glamping retreat has been developed with a strong focus on biodiversity, sustainability and creating a unique "get away from it all" experience.

Set within approximately 1.4 hectares of beautifully maintained grounds, the property offers an exciting opportunity to continue operating as an established glamping business, retreat or holiday rental destination. It would be particularly well suited to yoga and wellbeing retreats, cycling holidays, nature breaks, workshops, small events or other specialist stays.

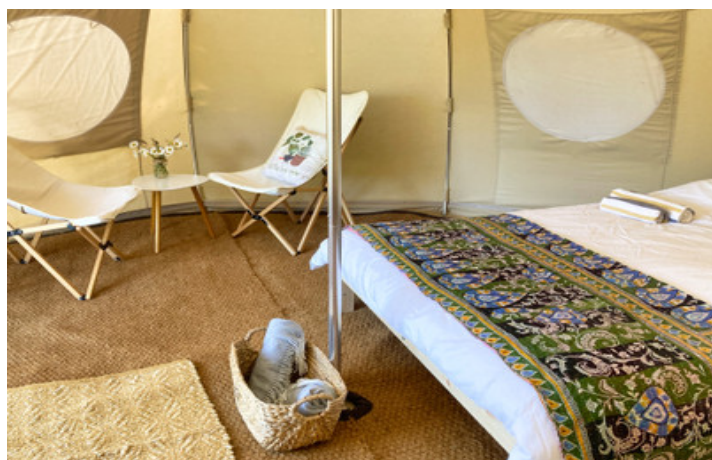
A rare opportunity to acquire a character home together with an established eco-tourism and hospitality business in the Charente countryside, close to leisure lakes and within easy reach of Montemboeuf, La Rochefoucauld, Confolens,

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

THE MAIN HOUSE

The south-facing renovated stone farmhouse is full of character, with exposed stone walls and beams throughout.

To the front of the house is a sunny terrace, ideal for outdoor dining and relaxing while enjoying the peaceful setting.

On the ground floor, the accommodation comprises a kitchen (13.7 m²) overlooking the impressive double-height living/dining room (31.4 m²), which features a fireplace with wood-burning stove and large patio doors opening directly onto the terrace. There is also a utility room (7.2 m²), separate WC and a versatile room of 18.2 m² which could be used as an additional bedroom or sitting room. This room connects with the main living area and also opens onto the terrace. A separate office (12.3 m²) also benefits from direct access to the terrace and could potentially be used as an additional bedroom if required.

From the staircase in the main living room, you reach the master bedroom (21.2 m²) with fitted wardrobe, together with a bathroom (4 m²) comprising shower, basin and WC.

A second staircase at the opposite end of the house leads to two further bedrooms (10.6 m² and 10.7 m²), a landing area (10.9 m²) suitable as an office or reading space, and a newly installed bathroom (7.55 m²) with large shower, WC and basin.

The layout of the house also lends itself particularly well to creating a separate gîte or B&B suite at one end of the property. With an independent entrance already in place, this could be achieved easily...

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