LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48671ZDV86 Price: 572 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (550 000 EUR without fees)

Versatile Property with 2 Holiday Gîtes & Development Potential Near Futuroscope















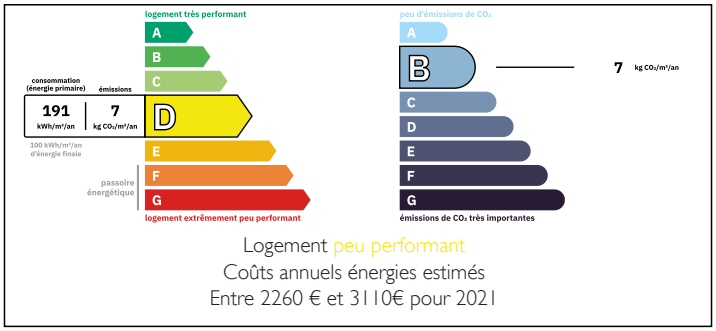
INFORMATION

Town:	Saint-Martin-la-Pallu
Department:	Vienne
Bed:	10
Bath:	5
Floor:	363 m2
Plot Size:	6256 m2

IN BRIEF

Discover this versatile property just 10 minutes from Futuroscope, offering an exceptional opportunity to combine lifestyle and business in France. Set within 6,256 m² of landscaped grounds, the property offers approximately 370 m² of living space, including a renovated 4-bedroom main house and two established holiday cottages sleeping up to 16 guests combined. With a total of 315 m² of additional outbuildings, including a barn and a separate house ready for further renovation, there is excellent potential to expand the existing tourism business or create additional accommodation. Enjoy two swimming pools, a fruit orchard and peaceful surroundings, all within easy reach of a major tourist attraction. Ideal as a family home, lifestyle change or investment opportunity.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2260 € et 3110€ pour 2021

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

Exceptional Property with Gîte Business Potential – Close to Futuroscope, France

Just 10 minutes from Futuroscope, this attractive and versatile property offers a wonderful combination of country living, tourism potential and investment opportunities, all set within a beautiful green environment.

Situated on a generous plot of 6,256 m², the property offers approximately 370 m² of living accommodation, together with an additional 315 m² of outbuildings, providing considerable scope for further development.

The Main Residence

The principal house offers approximately 165 m² of comfortable, fully renovated living space, with generous proportions and four bedrooms, including a ground-floor master suite.

The property benefits from a range of heating options, including a pellet-burning stove, a wood-burning fireplace with insert and energy-efficient electric radiators.

A private terrace and separate outdoor areas ensure that the main residence enjoys its own space and privacy, independent of the holiday accommodation.

Two Established Holiday Cottages

The property also includes two adjoining holiday cottages, currently operating as successful short-term rental accommodation. Their proximity to Futuroscope makes them particularly attractive to visitors, with the potential to generate rental income throughout the year.

* Gîte 1 – Approximately 58 m²: Accommodates 4 to 6 guests and includes two upstairs bedrooms.
* Gîte 2 – Approximately 147 m²: A more spacious