



STUNNING GITE COMPLEX SET IN 5 ACRES OF  
BEAUTIFUL PARKLAND WITH A SMALL LAKE AND  
HEATED SWIMMING POOL

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SET IN 5 ACRES OF  
BEAUTIFUL PARKLAND  
WITH A SMALL LAKE AND  
HEATED SWIMMING POO...



## PROPERTY FACT FILE

|   |   |
|---|---|
| REFERENCE   | I20600SSA79   |
| PRICE   | € 794,699<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM   | 13  |
| BATHROOM  | 8   |
| ACCOMMODATION   | 0 m <sup>2</sup>  |
| LAND  | 12575 m <sup>2</sup>  |
| TOWN  | Chef-Boutonne   |
| DEPARTMENT  |   |
| LOCATION  | Village property  |
| TYPE  | Gîtes, House, Country House   |
| CONDITION   |   |
| FEATURES  | Swimming Pool, Lake, Barns -<br>outbuildings                              |
| <small>*Price based on current exchange rate which is subject to change</small> |   |



- Potential venue for small intimate weddings
- Swimming pool, jacuzzi, sauna and tennis court
- Charente style courtyard with central fountain
- Small lake with ornate fountain
- Grade 4 alcohol licence to sell wine and spirits

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We are delighted to offer this exciting business opportunity in the heart of the beautiful countryside of the Poitou Charentes in south west France, including a large three-bedroomed family house which could be suitable for a chambre d'hôte, four gites of differing sizes (10 bedrooms altogether), heated 9x4m swimming pool, small fishing lake,

## DESCRIPTIF

Enter the property through impressive iron gates, with the fishing lake on the left and swimming pool on the right, to reach the central courtyard surrounded by the house and gites.

Main House:

Main front entrance timber arch ornate door leading to the main entrance hall: 2.988m x 2.379m (7.108m<sup>2</sup>)

Entrance glazed doors to lounge, dining room, large double doors to breakfast room and a shoe and coat cupboard

Central heating radiator

Breakfast room: 4.892m x 5.042m (24.665m<sup>2</sup>)

Dual central heating wood fired rayburn (heating can be switched from wood fired rayburn to oil fired central heating boiler)

Radiator

Entrance to kitchen and stairs to 1st floor and hallway

Kitchen: 10.840m x 2.083m (22.580m<sup>2</sup>)

Galley style kitchen. Large extractor hood over double electric oven.

Full run of base and wall cupboards. 2 large freezers and 1 large fridge.

Large walk-in larder store 2.183m x 1.573m (3.434m<sup>2</sup>) with shelf racking and consumer unit for the kitchen and La Maison de Jardin Gite

Entrance to breakfast room, rear hallway and larder store

Rear Hallway: 2.518m x 1.445m (3.639m<sup>2</sup>)

Entrance doors to toilet, laundry room, kitchen and office

Toilet: 1.112m x 1.177m (1.309m<sup>2</sup>)

Toilet and handbasin

Laundry room: 2.234m x 2.747m (6.137m<sup>2</sup>)

Central heating radiator

Office: 4.114m x 3.502m (14.407m<sup>2</sup>)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I20600SSA79>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

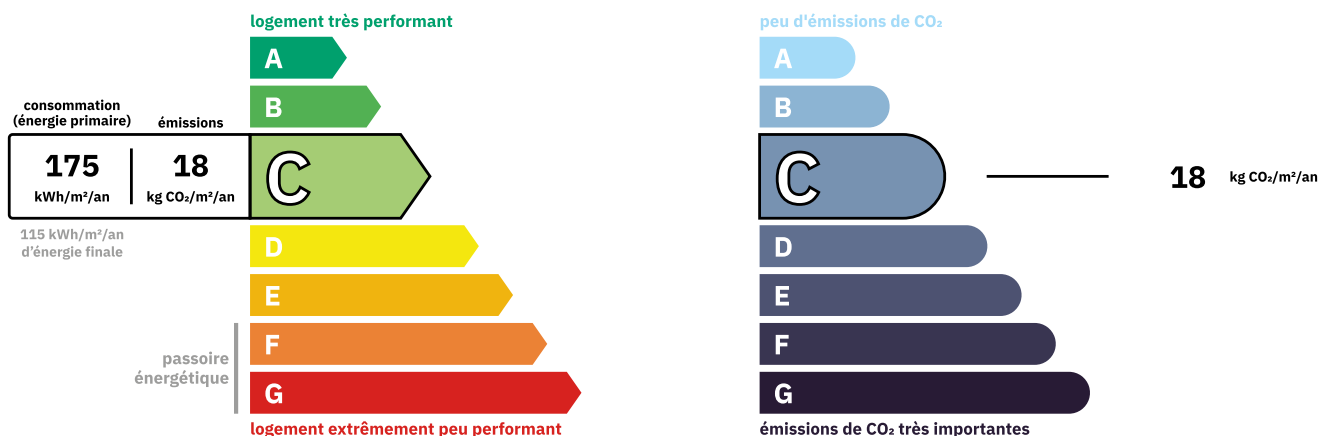
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 3880 € and 5320€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : I20600SSA79  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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