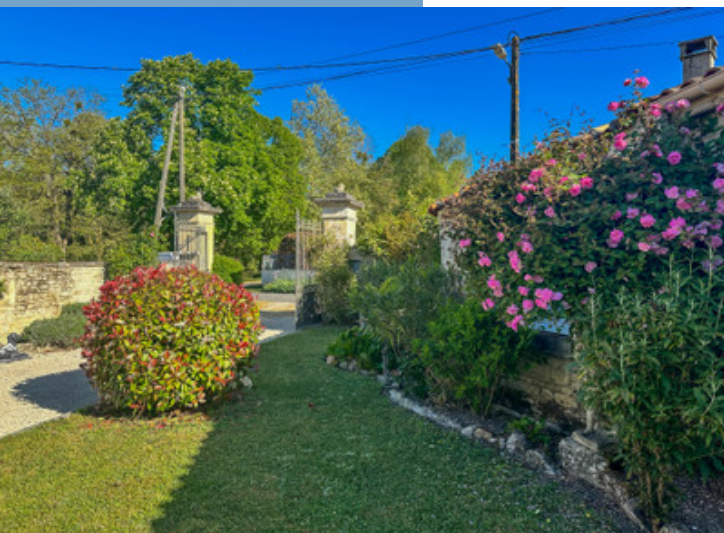




DETACHED HOUSE WITH 2 GITES AND
SWIMMING POOL . EXCELLENT CONDITION
WITH STRONG PROVEN INCOME . NR TO
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DETACHED HOUSE WITH
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PROPERTY FACT FILE	
REFERENCE	A44483JH117
PRICE	€ 595,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (561 321 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	310 m ²
LAND	2758 m ²
TOWN	Mons
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Gites de France - 3 star rating .
- 2 x 2 bedroom gites - One with wheelchair access .
- Strong income and highly rated rental .
- Fantastic pool area .
- Main house with 3 bedrooms and 2 bathrooms .

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Exciting opportunity to take over a well-established and highly rated gîte business, officially classified 3 stars with Gîtes de France. The current owners have significantly improved and modernised the properties over the past 18 months. The sale includes furnishings and the option to take over existing bookings, ensuring immediate income

DESCRIPTION

The property in more detail :

Fibre internet , conforming fosse septic , oil fired central heating .

MAIN HOUSE :

Grand entrance 12m² , opening to SALON 31m² with woodburner .

DINING ROOM 24m² leading to fully fitted KITCHEN 27m² with laundry area . WC .

Covered terrace of 11m² accessed directly from kitchen .

First floor .

Landing opening to Master BEDROOM 20m² with ENSUITE BATHROOM 6m²

BEDROOM 2 : 16m² BEDROOM 3 : 11m² . FAMILY SHOWER ROOM 6m²

GITE ONE : All on ground floor .

SALON 19m² with woodburner , KITCHEN / DINING ROOM 18m²

BEDROOM 1 & 2 - 10 & 13m² . SHOWER ROOM & WC 5m²
Private garden and parking .

GITE TWO : SALON 34m² with woodburner . KITCHEN 9m²

.SHOWER ROOM and WC 6m²

First floor - BEDROOM 1 & 2 - 13m² each

Private terrace and parking .

Beautiful gardens with swimming pool and terrace , boules terrain , garage and carports for 3 vehicles .

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44483JH117>

COMPLETE FILE AND PHOTO ON REQUEST

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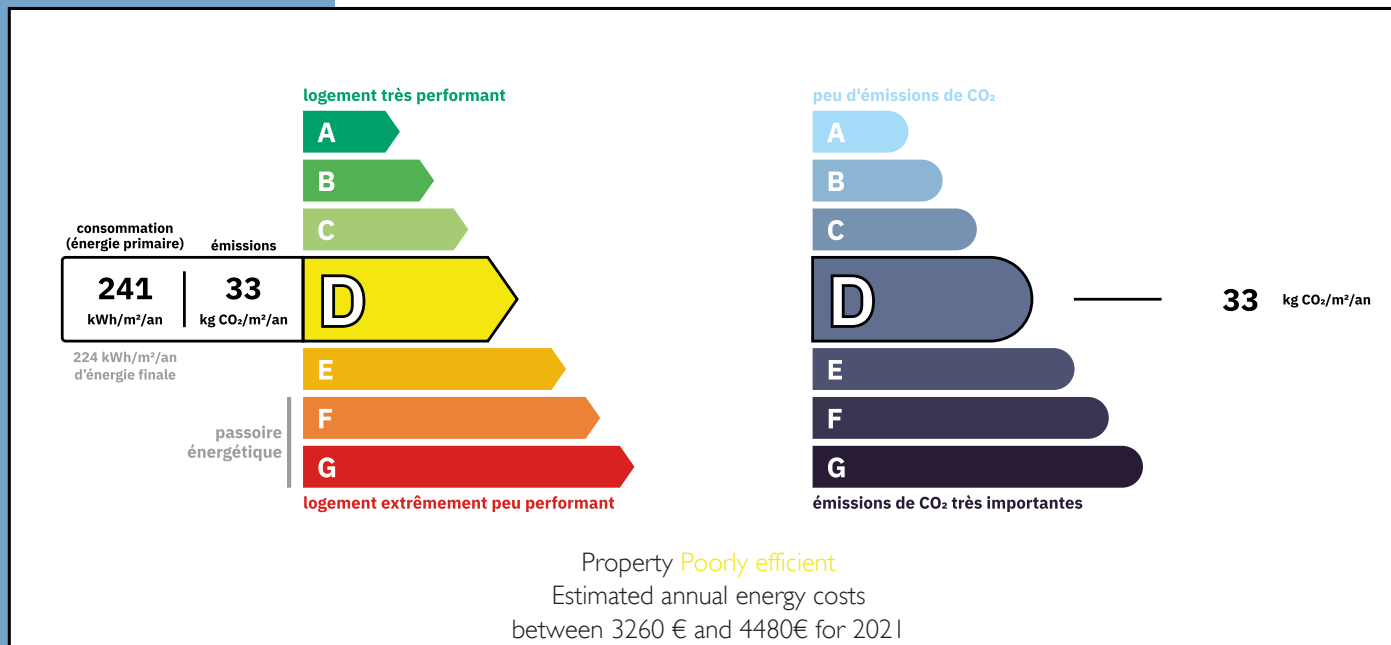


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Ref : A44483JH17

ENERGIE-DPE



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A44483JH17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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