

DETACHED HOUSE WITH 2 GITES AND SWIMMING POOL . EXCELLENT CONDITION WITH STRONG PROVEN INCOME . NR TO COGNAC

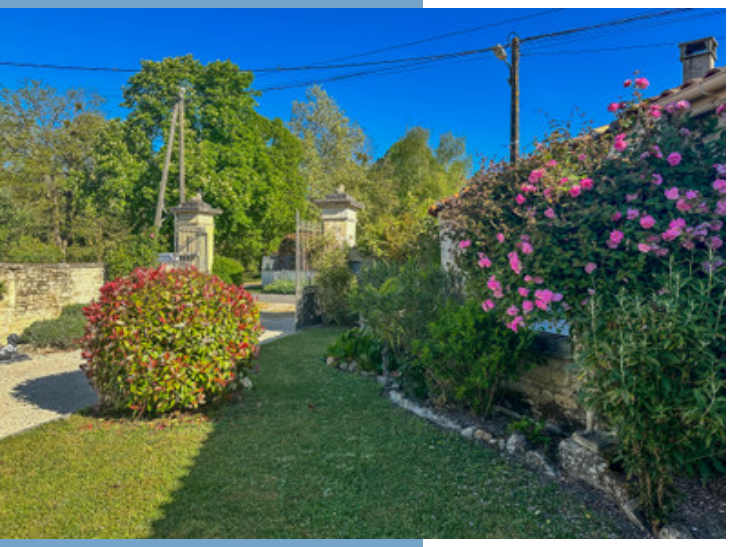
www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44483JHI17
PRICE	€ 500,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (480 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	310 m²
LAND	2758 m²
TOWN	Mons
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

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- 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/A44483JHI17

COMPLETE FILE AND PHOTO ON REQUEST

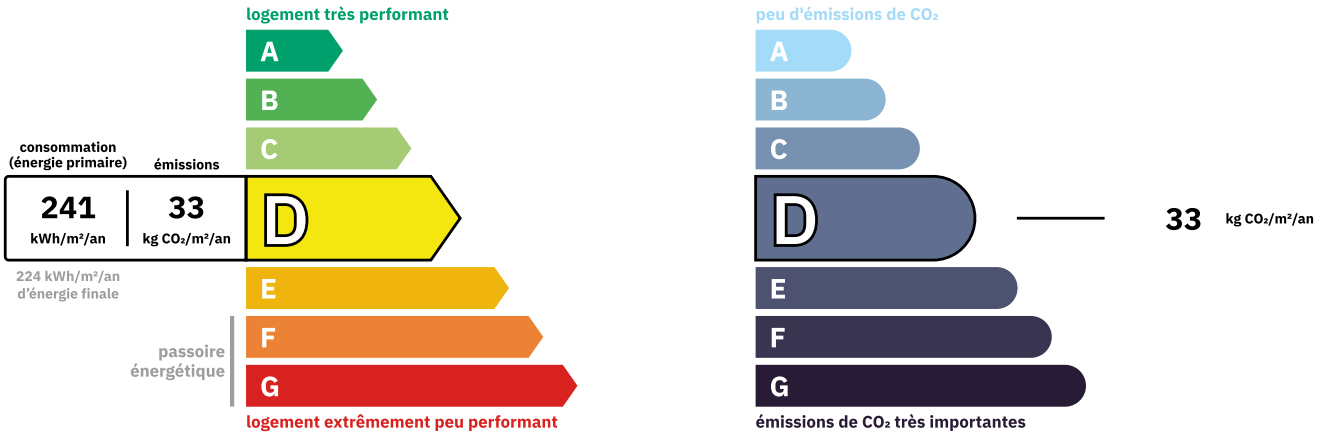
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 3260 € and 4480€ for 2021

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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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