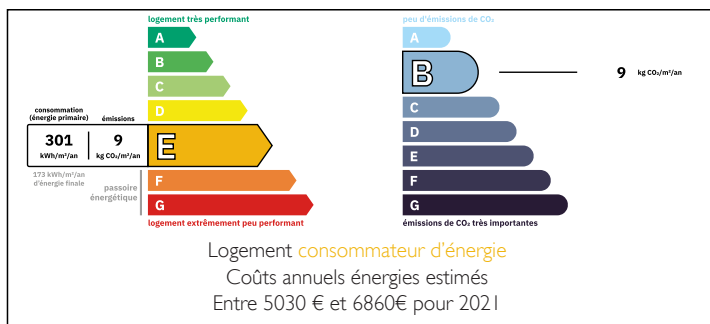


A Gite Complex of Four Stone Houses and a Swimming pool. Strong proven income !



ENERGY - DPE



INFORMATION

Town:	Chives
Department:	Charente-Maritime
Bed:	10
Bath:	6
Floor:	350 m2
Plot Size:	6011 m2

IN BRIEF

Discover this exceptional estate, ideal for multi-family living or a lucrative investment opportunity.

The property boasts three charming houses (all with three bedrooms), a one bedroomed cottage, a heated swimming pool, a large garden, and several versatile outbuildings.

Each house is full of character and tastefully renovated with modern amenities. All the houses feature a comfortable living room, a well-equipped kitchen, and inviting bedrooms. While the houses share a central courtyard, each also offers a private garden space for more secluded enjoyment.

This unique property combines historic charm with contemporary comfort, making it a perfect retreat or rental investment. Don't miss the chance to own this versatile and beautifully maintained estate.

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.



LOCAL TAXES

Taxe foncière:	1450 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The property in further detail :

House 1:

Ground Floor: Spacious living room (33 m²) with fireplace, fully-equipped kitchen (11 m²), bathroom (5 m²), and laundry room.

First Floor: Three comfortable bedrooms (11, 13 and 15 m²) and a bathroom (4 m²) with shower, toilet and basin.

House 2:

Lovely house with travertin floors on the ground floor. Living room (36 m²) with fireplace. Large kitchen (28 m²), Downstairs utility room (4 m²) and toilet.

First Floor: Large master bedroom (36 m²) with a sink, two other bedrooms (both 8 m²) and a bathroom (4 m²) with shower, toilet and sink.

House 3:

Ground floor : Semi open living room (32 m²) and kitchen (11 m²). Downstairs bathroom (3,9 m²) with shower, toilet and sink

First Floor: Three bright and airy bedrooms (9, 10 and 14 m²) all of them with built in cupboards, plus a contemporary bathroom (5 m²) with shower, toilet and sink.

One Bedroomed Cottage:

An efficient and characterful layout featuring a living room (18 m²) with a kitchen, one bedroom (8 m²), and a bathroom (4 m²) with shower, toilet and sink .

The property also includes three spacious barns, charming outbuildings, a large hangar, a swimming pool, a historic ruin, and beautifully maintained gardens.

This versatile property offers endless possibilities, whether you're looking for a family compound, rental income, or a serene retreat. Don't miss out on this unique opportunity!
