

Beautiful 5 bed chambres d'hôtes with attached 3 bed house in Brenne Nature Park.. Exceptional quality.



INFORMATION

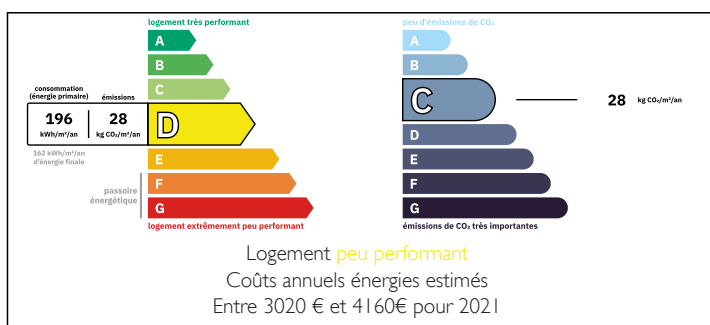
Town:	Thenay
Department:	Indre
Bed:	8
Bath:	6
Floor:	376 m2
Plot Size:	35919 m2



IN BRIEF

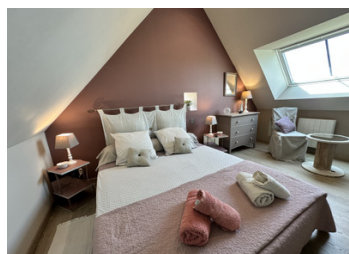
A stunning property set in almost 3.6 hectares of open countryside, comprising a 3 bedroom house, a thriving, beautifully renovated chambres d'hôtes (bed & breakfast) with 4 en suite bedrooms, a gîte in a converted barn which sleeps five with its' own lounge, kitchen, dining area and shower room, outbuildings comprising a two-storey stable and hanger, all surrounded by the property's own land. The property is located in the sought-after Parc de la Brenne which attracts wildlife and outdoor sports enthusiasts and five minutes south of the pretty, historic town of Saint-Gaultier. Reached via its' own drive from the road, this property provides a very tranquil rural retreat for owners and guests alike. The sale includes most of the chambre d'hôtes furniture, and the client list which number approximately 400 per year,

ENERGY - DPE



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.



DESCRIPTION

The three-bedroom house has double glazing, electric heating and wood burning stoves in the 37m² sitting room and 18m² verandah. The main entrances leads directly into the double-aspect sitting room with exposed beams, tiles floors and original fireplace. This part of the house is the oldest, dating from circa 1785. To the rear is a shower room, and to the left is the double-aspect fitted kitchen 21m², which includes a breakfast bar as well as a dining area. Off here is the verandah with panoramic views of the countryside and which houses another dining area as well as a small second lounge area. Upstairs are three good-sized bedrooms 9-10m², off a central landing, a bathroom with seperate toilet and a study.

The chambres d'hôtes is reached via a guest breakfast room 12m² which joins both halves of the property. To the rear of this is the service room which houses the oil central heating system and the laundry, and has a door to the rear. The guest entrance hall has a tiled floor, a guest WC and off in front is a double bedroom. To the right is a generous 28m² guest sitting room with opening French windows to the lawn in front. Off this is a pretty double room 23m² with en suite shower room and a mezzanine area above, providing another two single beds. Stairs from the sitting room lead...

LOCAL TAXES

Taxe habitation: EUR

NOTES