



Ref: A35193MLO16

Price: 526 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR without fees)

3 bed home & business: 2 LARGE GITES & CATTERY close to a village with local amenities.





INFORMATION

Town: Montembœuf

Department: Charente

12 Bed:

Bath: 6

Floor: 430 m² Plot Size: 5622 m²











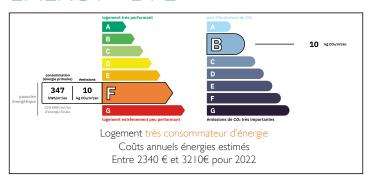


IN BRIEF

Three wonderful properties, tastefully renovated to create an established and thriving gite & cattery business in lovely rural France; situated near the village of Montemboeuf with many amenities including a primary school & college.

A short distance to the leisure lakes of the Haute Charente with beaches, swimming lakes & restaurants, the historic towns of Rochechouart & La Rochefoucauld with their beautiful chateaux & larger commerces, International Golf la Preze and 2 Michelin star restaurants within 15 minutes.

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.



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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Owners house: The owners 3 bedroomed house (tasteful barn conversion) has large double height windows (formerly barn entrances) allow for plenty natural light.

The ground floor comprises of a dining room, fitted kitchen with pantry / utility area, spacious lounge with wood burner within a feature stone fireplace and downstairs cloakroom.

A large central hallway connects all the ground floor rooms and has a characterful cast iron spiral staircase leading to the first floor comprising: Open mezzanine, 3 bedrooms and a bathroom with freestanding roll top bath, Italian style shower & WC.

Bedroom I is a spacious master suite with attached external balcony, wood burning stove, office space & en-suite shower room.

Bedrooms 2 & 3 are double bedrooms & offer views over the rear garden.

Outside: There is a large PRIVATE garden which is separate from the gites / rental properties and has an orchard / paddock area, the CATTERY building is in this garden and has ten pens, each with their own individual inside & outside space and offers a regular source of income.

Gite I (which is the largest gite and was the original farm house). This gite has lots of character features & can comfortably accomadate II people. The property comprises on the ground floor: Large kitchen / dining room, Lounge & downstairs cloakroom.

Ist floor: Comprises 3 bedrooms, bathroom & WC 2nd floor: Comprises 2 bedrooms & bathroom This gite has a large private garden...