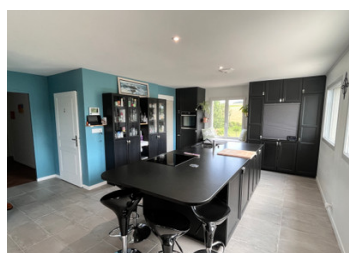
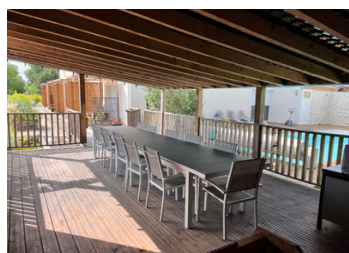


Superb 7 bedroom house, immaculately finished throughout, brilliant bed & breakfast business potential!



INFORMATION

Town:	Léoville
Department:	Charente-Maritime
Bed:	7
Bath:	6
Floor:	400 m2
Plot Size:	5200 m2



IN BRIEF

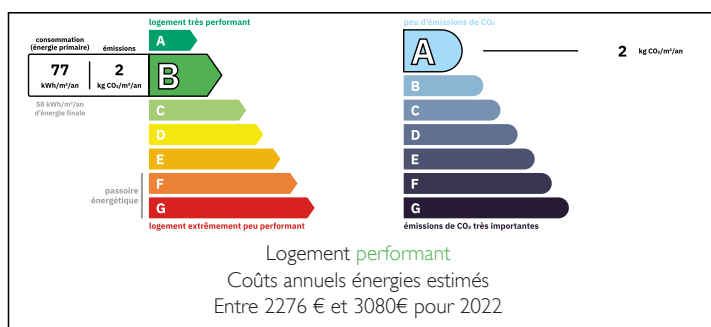
This impressive property was built in 2015 with energy efficiency in mind reflected in its super B performance rating and has been finished with the highest quality materials and taste throughout.

Currently run as a successful bed & breakfast with 4 bedrooms plus spacious owners accommodation with 3 further bedrooms, the property is spread over three floors offering flexible living space to continue bed & breakfast activities or to create a separate ground floor apartment.

Outside there is beautiful pool with surrounding terrace, a covered eating area and covered jacuzzi and well being space. The well kept gardens look out onto the surround fields and vines and there is parking for several cars.

The property is well located with walking distance to the village of Leoville which has an epicerie, post

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.



LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Kitchen
- Laundry room
- Gym
- Garage
- Several rooms currently used as workshops and boiler rooms

First Floor

- Open plan kitchen/ living / dining room
- Pantry
- Games rooms
- WC
- Study
- Bedroom 4
- Bedroom 5
- Shared shower room with WC
- Bedroom 6
- Family bathroom and dressing area

2nd Floor

- Bedroom 7
- Shower room with WC

Outside

- Pool 9 x 4m
- Covered terrace and dining area
- Jacuzzi
- Enclosed garden 5200m2

*Heating - underfloor via wood pellets

*Solar panels generating Kw energy - battery no contract

*Drainage - septic tank

*Double glazed throughout

*VMC ventilation system throughout

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