

4 bedroom home or Gite property with 2 Bedroom apartment with large swimming pool set in landscaped gardens



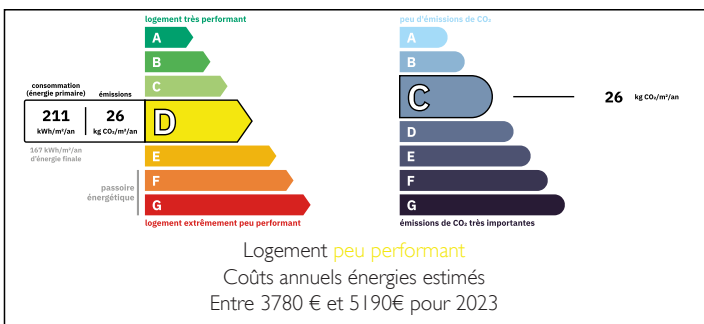
INFORMATION

Town:	Saint-Christophe-sur-Roc
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	223 m2
Plot Size:	8701 m2

IN BRIEF

A stunning 4+2-bedroom Gite property with an enchanting pool area, set in a tranquil oasis. The main house has 4 spacious bedrooms, a large lounge, and a kitchen area. A separate 2-bedroom apartment offers additional space and privacy. Numerous outbuildings provide expansion potential. The property is ideally located 19 km from Niort and 26 km from Parthenay, with easy access to Poitiers and La Rochelle airports. The village of Saint-Christophe-sur-Roc offers a serene escape with scenic trails and boating opportunities. The property has been awarded a 4-star rating by Qualité Tourisme, ensuring high-quality accommodation and repeat bookings. Perfect for a home or Gite business.

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

A truly stunning example of a superbly presented 4+2-bedroom Gite property with an enchanting pool area, set in its own oasis of calm and tranquility. This property offers the perfect blend of luxury and comfort, making it an ideal home or holiday retreat for your family and guests.

Main House: The main property consists of 4 spacious bedrooms, one of which is conveniently located on the ground floor, making it ideal for elderly or disabled guests. The large lounge and kitchen area are perfect for family gatherings and entertaining. There is also a downstairs bathroom and toilet for added convenience.

Separate Apartment: A further separate 2-bedroom apartment can be accessed via secure internal doors from the main property or externally from the rear. It features a large open-plan kitchen and lounge area, providing additional space and privacy.

Outbuildings: Numerous additional outbuildings offer further expansion potential if required including one within the pool area that at one time would have been a habitable dwelling and still has a bread oven which could easily be turned into a modern day pizza oven! The 8700 m² of landscaped gardens provide extensive opportunities for creating private areas or converting the 6 or 7 unconverted outbuildings into additional accommodation.

Enchanting Pool Area: The property boasts an enchanting patio area, with the centerpiece being the 10.5 x 5.5 m pool with an automatic dosing system. This is the perfect solution to enable you and your guests to relax and enjoy your own little oasis....

LOCAL TAXES

Taxe foncière: 1228 EUR

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