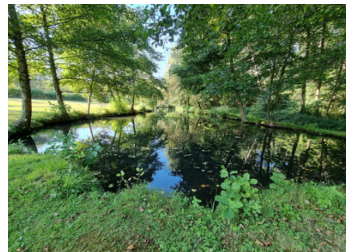


Ideal home for B&B business with gites: 6 bed house, 2 gites, 2 small fishing lakes & river frontage!



INFORMATION

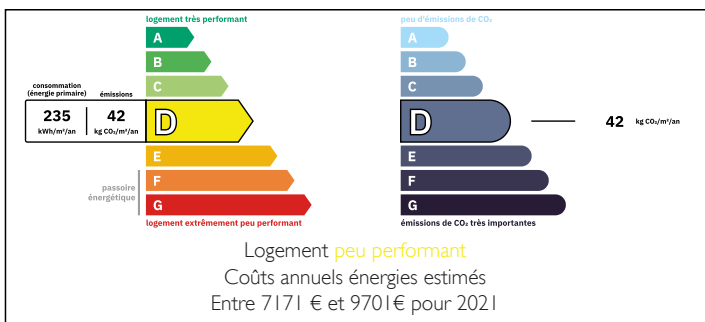
Town:	Boresse-et-Martron
Department:	Charente-Maritime
Bed:	10
Bath:	8
Floor:	430 m2
Plot Size:	26309 m2



IN BRIEF

Practical countryside living meets income potential in this well-laid-out property. Set in peaceful surroundings with wildlife, it features two stocked fishing lakes, a river, and two independent gîtes. The main residence offers around 250m²: kitchen, dining, cosy snug, sitting room with fireplace, office/entertainment room, five bedrooms including a master with dressing and ensuite, plus multiple bathrooms. Each gîte has lounge/dining, kitchen, bedrooms, and shower rooms. Ideal for a functional family home with outdoor lifestyle and business potential in the French countryside.

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

For those who dream of country living with a touch of business potential, this remarkable property offers the perfect blend of lifestyle and opportunity. Set in unspoilt countryside and surrounded by abundant wildlife, it is ideal for anyone who enjoys open spaces, nature, and especially fishing.

At the heart of the grounds are two well-stocked fishing lakes and a meandering river, creating a peaceful backdrop and a true haven for outdoor enthusiasts. Adding to its appeal are two independent gîtes, perfect for hosting guests or generating a steady rental income.

The main home, together with the gîtes, is housed within one practical and thoughtfully laid-out building. The principal home provides around 250m² of living space and has been carefully modernised with comforts such as central heating and double glazing. On the ground floor you'll find a spacious fitted kitchen, dining room, a cosy snug with stairs to the upper floor, a large sitting room with fireplace, plus an office/entertainment room. Two bedrooms are located on this level- one benefitting from an ensuite shower room- along with a family bathroom, utility area and workshop.

Upstairs, the master suite enjoys a dressing area and ensuite bathroom with beautiful views over the lakes. Three further bedrooms and two additional bathrooms provide generous accommodation, while the landing can easily serve as a study nook, library or children's play area.

The two gîtes are equally inviting, each offering bright living/dining spaces, practical kitchens, bedrooms and shower rooms- ready to welcome family, friends...

NOTES