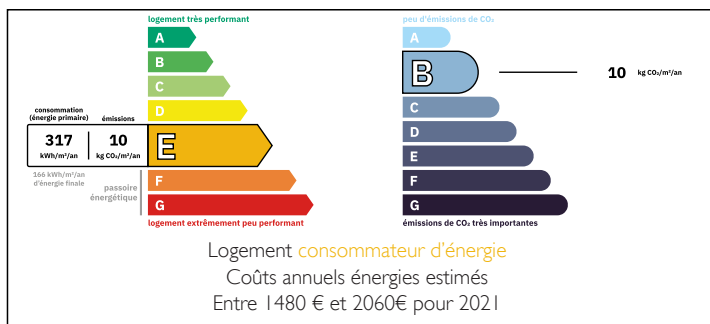


Unique property made up of four cottages (currently run as gîtes) and a barn offering further potential

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Villiers-le-Roux
Department:	Charente
Bed:	6
Bath:	4
Floor:	276 m ²
Plot Size:	3176 m ²

IN BRIEF

This is an outstanding opportunity to establish a successful holiday rental business with four beautifully renovated cottages, together with the potential to create a fifth.

Three of the cottages are set within a traditional Charentais longère, comprising a spacious two-bedroom family gîte and two stylish one-bedroom cottages, each with its own private outdoor seating area. The complex also includes a versatile 37 m² converted barn, ideal as a workshop, studio, storage space or small event venue, all centred around an attractive courtyard that provides a welcoming setting for guests.

A fourth, detached three-bedroom cottage sits within its own private garden, offering excellent flexibility for larger groups, extended families or owners' accommodation.

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.



NOTES

DESCRIPTION

Set within the rolling countryside of one of south-west France's most sought-after regions, this exceptional property offers a rare opportunity to acquire a lifestyle property with significant income potential and scope for future growth.

The beautifully converted traditional Charentais longère has been thoughtfully transformed into three independent, each designed to provide guests with comfort, privacy and authentic French charm. The accommodation comprises a spacious two-bedroom cottage for families or friends, alongside two stylish one-bedroom retreats that are ideal for couples seeking a peaceful countryside escape. Each gîte enjoys its own character while retaining the timeless appeal of the original stone buildings.

At the heart of the complex lies an attractive enclosed courtyard, creating a welcoming social space where guests can relax outdoors in dedicated seating areas while enjoying the tranquil rural surroundings.

Supporting the rental potential is a highly versatile 37m² converted barn, currently serving as a workshop, storage area, art studio and event space, complete with toilet and wash facilities. Its flexible layout provides endless possibilities for creative or commercial use, whether as a yoga studio, artists' workshop, reception area, or additional guest amenities.

A separate detached three-bedroom gîte sits within its own private garden, offering excellent privacy for larger families, groups or extended stays. Featuring a comfortable living room with wood-burning stove, fitted kitchen, ground-floor bedroom, family shower room and two further first-floor bedrooms, it represents an attractive option for holidaymakers seeking independent accommodation.

Adjacent to this detached gîte is a substantial traditional barn already connected to...