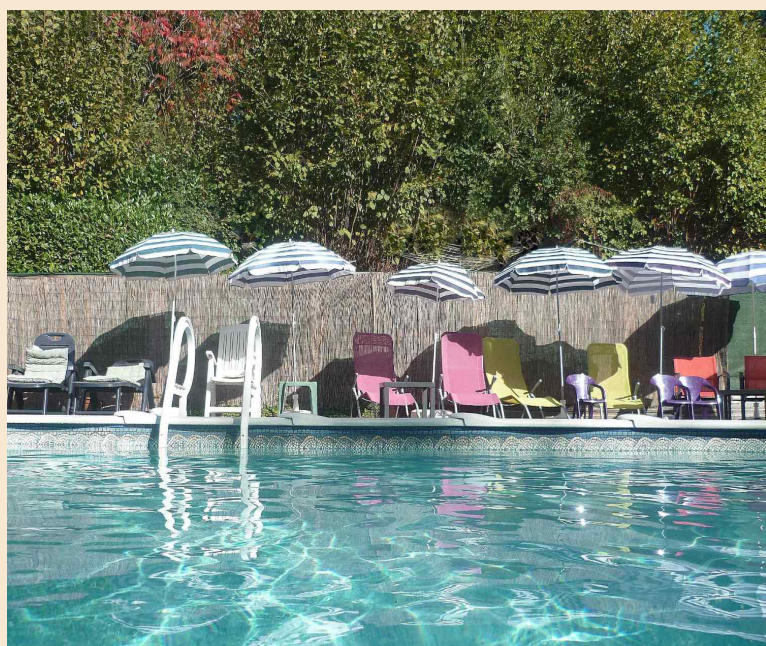


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Peaceful countryside setting for this successful business with 3 gites

L'Absie , Deux-Sevres , Nouvelle Aquitaine



€312,000

inc. of agency fees

10 Beds 6 Baths 6898 sqm

Peaceful countryside setting for this successful business with 3 gites set in a large plot of 6898 sq.m with a swimming pool in western Loire.

At a Glance

Reference	MFH-PHMJ2601W	Near to	L'Absie	Price	€312,000
Bed	10	Bath	6	Land Tax	N/A
Land	6898 sqm	Pool	Yes		

Property Description

Situated in a pretty hamlet, this property consists of owners house and 3 gites, swimming pool and garden split into different areas. Each of the gites has its own outside space.

THE MAIN ACCOMMODATION - Owners's house

Entrance, lounge with woodburner (20 sq.m), office/bedroom (11 sq.m), shower room/utility. Stairs to kitchen/dining room - fitted kitchen (26 sq.m), bedroom (17 sq.m) and shower room.

THE GITES

Gite 1 - lounge/dining room on the ground floor (16 sq.m), kitchen and shower room. Upstairs 2 bedrooms (14 sq.m and 9 sq.m)

Gite 2 - spacious kitchen/dining room with woodburner (18 sq.m), large lounge (31 sq.m) with woodburner. 2 sets of stairs to upstairs, both with 2 bedrooms (12 sq.m, 11 sq.m, 7 sq.m and 11 sq.m) and a shower room.

Gite 3 - 2 bedrooms on the ground floor (9 sq.m and 8 sq.m), shower room and separate WC. First floor has open plan kitchen/lounge/dining room (26 sq.m).

ADDITIONAL INFORMATION

- Wood store and workshop.
- Swimming pool with decked area.
- Flower meadow garden, vegetable garden, garden for sport activities
- Small area with pond, stream and well.
- Fosse septique conforms to requirements.

*Successfully run as a business for many years with good rates of return. **REDUCED PRICE!***

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Lake or River View?	✓

And Before You Ask

Condition:	Very good
Furnished:	Yes
Drainage:	Septic up to norms
Property Tax:	€1181.00

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	10
Bathrooms	6
Price	€312,000

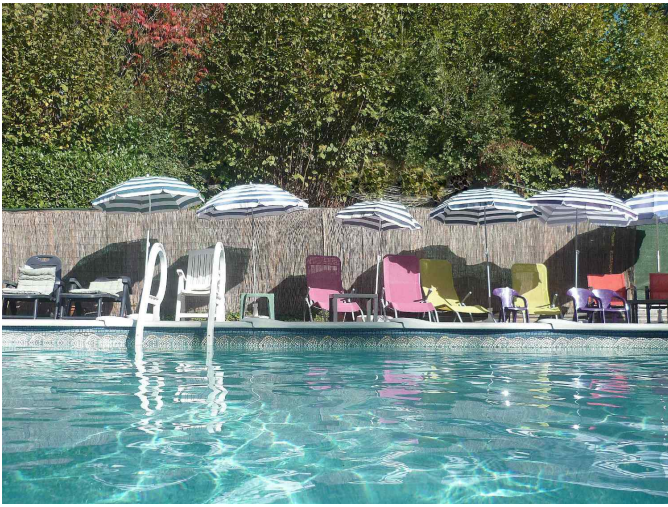
Key Information

Land Area:	6898 sqm
Floor:	2
How many	2
Outbuildings:	
Number of Fireplaces:	3
Property Features:	
• gite business	
• income property	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes

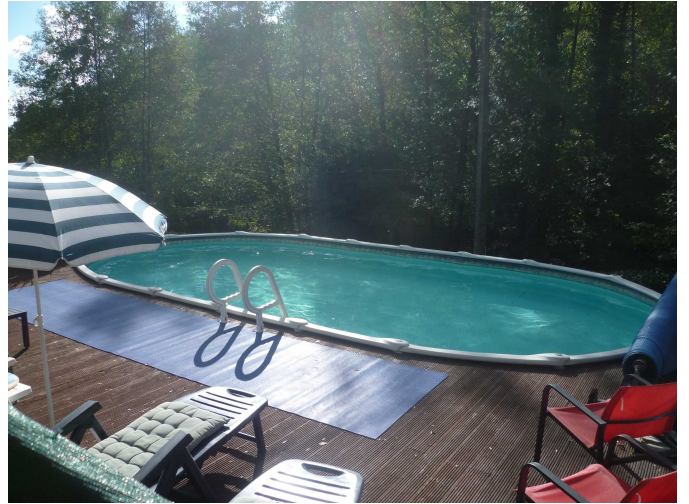
Location: Nouvelle Aquitaine



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C. BAUER – Sunday Times

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