

House - 493 m²

Price: €363 000 *

Honorary Award Excluded: €349 052

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

FABULOUS HOLIDAY GITE COMPLEX WITH POOL, RIVER FRONTAGE AND LAND 1.5 Hectares: CLOSE TO MELLE Fantastic opportunity to acquire this fabulous gite complex comprising a large 4 bedroomed family home and 3 established gites, all fully furnished and ready to go! The property is south-facing and is set in 1.5 hectares of undulating countryside just outside the popular historic town of Melle with gardens, sun terraces, meadow and woodland leading down to the riverside. There is a large open hangar that acts as a games room and an in-ground salt water 11 x 5 mtr pool with paved sun terrace. Ideally placed, just 9 km to Melle, 65 km to Poitiers (TGV train station and airport) and the attractions of Futuroscope and 88 km to La Rochelle and the sunny beaches of the Atlantic coast. The property comprises: Main house of 239 sqm: Entrance into the house through a glazed conservatory 15 sqm, through to the open plan kitchen diner of 32 m2. An inner hallway leads to a bedroom of 13 sqm, a family bathroom with separate toilet, and the light filled living room of 40 sqm with open fireplace, tiled floor and french doors to the front. Off the hall, steps lead down to a fully fitted summer kitchen/utility room with door out to the side garden. There is also a cellar and store room. 1st floor: 2 bedrooms of 12 sqm each then up more stairs to an office of 14 sqm and the master bedroom of 19.5 sqm with shower room of 9.5 sam. There is a large walk-in linen store-room 12 sqm and convertible attic space of 45 sqm Gite 1 « Cymbeline » 58 sqm Ground floor: open plan living space with corner kitchen 29 sqm. WC 1st floor: mezzanine bedroom

of 8 sqm with shower room 2.7 sqm. Landing leads to bedroom of 13 sqm and bathroom of 4.7 sqm Gite 2 « Felicia » 58 sqm Ground floor : open plan living space with corner kitchen 29 sqm. WC 1st floor : 2 bedrooms of 12 + 9 sqm, shower room of 2.4 sqm and bathroom of 3.7 sqm Gite 3 « La Marinette » the largest gite of 143 sqm Ground floor : Fabulous open plan living space of 71 sqm with fully fitted kitchen and dining area. Bedroom of 14 sqm and family bathroom of 6.8 sqm. 1st floor : mezzanine of 17 sqm leads to 2 further bedrooms of 16 + 11.5 sqm and shower room of 7.4 sqm. Outside : Attached to gite 3 is a large open hangar of 90 sqm with laundry room and each gite has a private patio. There is a row of 4 outbuildings including a workshop, garden store, barn and garage. Stone steps lead up to the fabulous in ground salt water pool with sun terrace and there are meadows leading down through the small woodland and to the river edge. The land totals 10 516 sqm. Early vewing is highly recommended! J&S IMMO MOBILE FR: 0033 (0) 6 47 69 25 72 Email: jennybentley.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE Email agence.jsimmo@gmail.com / BUREAU: 05-45-68-05-50 PRIX HONORAIRES D'AGENCE INCLUS: 363 000 euros dt Forfait d'honoraires de 4.00% - à la charge de l'acquéreur - PRIX NET VENDEUR: 349 050 euros

LE BIEN EN DETAIL

Reference: 466JB79 Town: PAIZAY LE TORT Transaction: Sales Type of property: House

Price Including charges: €363 000
Property tax: €3 042
Surface: 493 m² Land: 10516 m² View: South

Living room: 40 m² Number of bedrooms: 11

Bathroom: 4 Shower room: 4

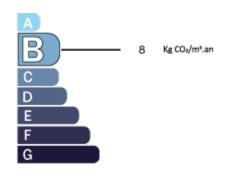


DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg $\rm CO2^2$ / $\rm m^2$ / year * Dont émissions de gaz à effet de serre



LE BIEN EN PHOTOS













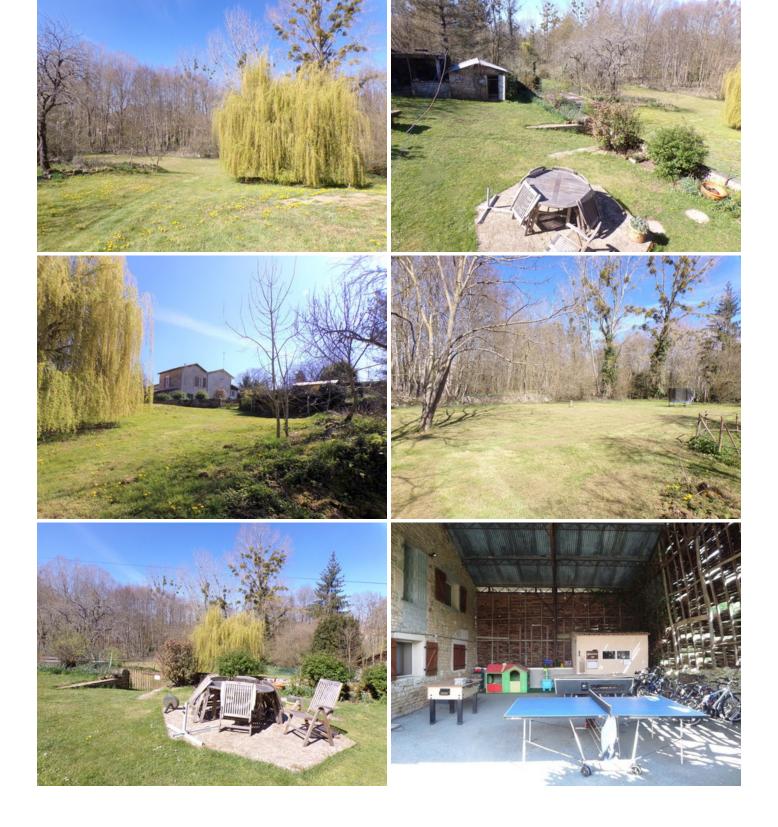














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