



## La Croix Blanche Hotel For Renovation For Sale in Deux Sevres Charente Maritime



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 610,967.67

#### Standort

Land:	Frankreich
Adresse:	Place Léopold Bergeon
Postleitzahl:	79150
Veröffentlicht:	28.07.2023

#### Beschreibung:

La Croix Blanche Hotel For Renovation For Sale in Deux Sevres Charente Maritime France

Esales Property ID: es5553442

12 Place Léopold Bergeon  
Argenton-les-Vallées  
Deux Sèvres  
Charente Maritime  
79150  
France

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, France is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

This hotel requires some work to open again as a running business please contact us for more details so



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we can furnish you with the costs.

An Iconic, historic building that overlooks both the square – always busy with functions in the centre of town – and the picturesque Argentonnay lake, which is famous for its fishing, boating, picnicking and walks. The building has an ideal location for Puy de Fuy (Les Epesses) and Futuroscope (Poitiers), both of which are historical and futuristic theme parks of international fame.

A renowned zoo (Bioparc de Doue-la- Fontaine), Ape park (La Vallee des Singes), Go karting (Circuit du Karting du Val d'Argenton, Japanese Garden (Parc Oriental de Maulévrier), the Seaside (La Rochelle) and many, many more attractions are all within easy reach.

## ABOUT THE AREA

Argenton-les-Vallées is a former commune in the Deux-Sèvres department in western France. On 1 January 2016, it was merged into the new commune Argentonnay, and became a delegated commune of Argentonnay. It is situated in the valley of the River Argenton, from which it takes its name.

Perched on a promontory overlooking the confluence of the Argenton and Ouère rivers, the small town of Argenton-les-Vallées is a lovely place to stop, ideal for both relaxation and heritage sightseeing. Hautibus Lake, a peaceful expanse of water covering 6 hectares, has a beach (no swimming allowed), picnic area and leisure centre with pedaloes, canoe-kayaks and fishing, all in a restful green setting.

## Charente Maritime

The clear and transparent waters of the Atlantic Ocean course along the coastline of the Charente Maritime. The departement has 463 km of coastline and four islands : Ré, Oléron, Aix and Madame.

The Gironde estuary, the largest in Europe, is an area of exceptional biodiversity. The Seudre estuary has salt marshes and oyster beds. The countryside has many architectural treasures and huge areas of vineyards. Cognac and Pineau are intimately interlinked with the local heritage.

The attraction of its beaches, its seaside resorts, its harbours, its towns full of art and history, its festivals and its historic sites, makes the Charente-Maritime the first tourist destination on mainland France. The Charente Maritime has 3 million visitors per year.

## CLIMATE

With having a long Atlantic coastline the Charente Maritime has a tempered climate with relatively mild winters and dry, hot summers. These are cooled by a much appreciated gentle maritime breeze. The department has lots of sunshine (the second highest in France after the Cote d'Azur) with few rain showers. Perfect weather to guarantee great holidays or weekends away.

## MAIN FEATURES:

- 6 Bedrooms
- 8 Bathrooms
- 2000m2 plot.



- Private Garden
- Private Parking
- Stunning views
- Massive potential in the commercial rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France

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## Allgemein

Schlafzimmer:	6
Badezimmer:	8
Fertige m <sup>2</sup> :	2000 m <sup>2</sup>
Grundstücksgröße:	2000 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://www.youtube.com/embed/6zr8rroT6Jo?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/6zr8rroT6Jo?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Kontaktinformation

IMLIX ID:	IX4.693.537
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