



€473650 - Exceptional 4 Gite Business Complex With Splendid Owners' Renovated Property And Mature Garden



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 473,650

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Villefagnan
Veröffentlicht:	04.06.2025

Beschreibung:

Delightful property with a great commercial opportunity to take over. Conveniently located close to Ruffec and Villefagnan and tucked away in the most tranquil hamlet nestled in the woods. The spacious main house has 2 en-suite bedrooms (each with a mezzanine storage area above) but with the possibility of having a 3rd on the ground floor, private outbuildings and attractive mature gardens. The stone house is an architect designed barn conversion offering modern comforts and retaining all of the character you would expect. The handmade solid wood kitchen has a practical layout with a useful pantry adjacent. A wonderful open-plan dining room / lounge boasts wonderful light from the large double-glazed wall which was formally the place of the old barn doors. Cosy underfloor central heating which is thermostatically controlled.

On the other side of the quiet lane are the 4 gites. Each of the gites have been regularly rented out and are completely independent with access to a courtyard. The 4th gite has a private garden and has been rented out long term. Each cottage has its wood stove.

A unique opportunity to take over a successful and established business requiring no work.

MAIN HOUSE



Ground floor

- Living room (55m²): tiled floor, wood stove, exposed stone and beams, open to the mezzanine
- Office/Bedroom (12m²): tiled floor, exposed stone and beams
- Bathroom (3.5m²): tiled floor, WC, shower
- Utility Room (7m²): tiled floor, sink, cupboard
- Pantry (3m²): tiled floor
- Fitted kitchen (16m²): tiled floor, exposed stones and beams, handmade by 'Baluteau' kitchens

1st floor

- Mezzanine / Sitting Room (26m²): chestnut flooring, exposed stones and beams
- Bedroom 1 (17m²) chestnut floor, exposed stones and beams and Shower Room : shower, WC, sink and mezzanine above
- Bedroom 2 (17m²) chestnut flooring, exposed stones and beams, mezzanine above with Dressing Room (6m²) chestnut floor and Bathroom (12m²) tiled floor, double sink, bath, WC, shower, exposed stone

Outside

- Barn of 40m²: tiled floor, WC with hand basin, exposed stone, wood stove, double sink. Great party room and also very practical as it offers owners' access to two of the gites.
- Barn / Workshop of 70m²: concrete floor, exposed stones, WC, sink. Huge potential for creating a 5th gite
- Garage for one car
- 3 sheds and a pavilion.
- Petanque/Boules court
- Japanese garden area



-2 outside taps

COTTAGE 1 'THE COTTAGE'

Ground floor

-Living room (30m²): tiled floor, wood stove, open plan kitchen, living room and dining room, door leading to courtyard

-Bathroom (4m²): tiled floor, WC, shower, sink

1st floor

-Bedroom 1 (14m²): wood floor, cupboard, skylight, exposed stone

-Bedroom 2 (12m²): wood floor, exposed stones and beams

COTTAGE 2 'THE STOREROOM'

Ground floor

-Living room (21m²): open plan kitchen, living room and dining room, wood stove, door to courtyard

1st floor

-Bedroom with shower room (20m²): wood floor, WC, sink, shower, 2 skylights, exposed stones and beams

N.B: the two above gites have a connecting doorway on the ground floor and upstairs. Therefore, it is possible to use this as one property for a larger family booking.

GITE 3 'THE STABLES'

Ground floor



-Living room (22m2): wood stove, open plan kitchen, living room and dining room, tiled floor, door to courtyard, exposed stones and beams

1st floor

-Bedroom with shower room (20m2): wood floor, WC, sink, shower, exposed beams

GITE 4 "THE HOUSE" (approximately 60m2; has its own water and electricity meter)

Ground floor: kitchen, entrance, living room with wood stove, bathroom, bedroom

1st floor: 2 bedrooms

Outside: private garden

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	9
Badezimmer:	7
Fertige m ² :	367 m ²
Grundstücksgröße:	7.33 m ²

Zimmerdetails

Zimmer insgesamt:	15
Innenausstattung:	Fitted kitchen

Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX6.986.611

