



Impressive 9 Bedroomed Stone Property With A Pool And Gite - €378,950



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 432,058.89

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Chef-Boutonne
Ταχυδρομικός κωδικός:	79190
Δημοσιεύθηκε:	15/06/2026

Περιγραφή:

Exceptional 9-Bedroom Property with Established Gite Business and Outstanding Potential

Situated in the southern Deux-Sevres countryside, within easy reach of shops, services, transport links, and local market towns, this impressive 9-bedroom property offers a rare opportunity to acquire a spacious character home with a thriving business already in place.

Established in early 2024, the current owners have successfully developed a profitable year-round gite and guest accommodation business, creating an attractive income stream that can be seamlessly continued by new owners.

Offering approximately 400m² of habitable space, the property provides exceptional flexibility. The accommodation can comfortably operate with either 4 or 6 guest letting rooms, all benefiting from private en-suite bathrooms. A magnificent reception room creates a warm and inviting space for guests to relax and enjoy the atmosphere of this charming home.

Outside, the lifestyle appeal continues with a heated swimming pool, a converted outbuilding now serving as a stylish bar area, and an attractive summer house.

For buyers not seeking a commercial venture, the property would equally suit a substantial family residence, with guest accommodation, or even two-family occupation.

The property also presents opportunities for a wide range of business or creative projects. Attached to the



house is a substantial two-storey barn/garage along with a large workshop, offering excellent potential for studios, artisan workshops, storage, hobby space, or further development (subject to permissions).

The village itself offers a cafe/bar and primary school, while the nearby market towns of Chef-Boutonne and Sauze-Vaussais provide weekly markets, supermarkets, restaurants, and medical facilities. Two railway stations are located within 25 minutes, and Poitiers Airport can be reached in under an hour.

The property is fully enclosed to both the front and rear, and the rear garden includes a discreet separation screen, allowing owners and guests to each enjoy private outdoor areas when required.

Additional benefits include double glazing throughout, pellet burner heating systems, and an excellent energy-efficiency rating,

This is a lovely property with a lot of versatility. The combination of established income potential, flexible accommodation, and lifestyle makes it particularly attractive for buyers looking to relocate to rural France and, if so desired, to pursue a business opportunity

In detail it comprises :-

MAIN HOUSE

GROUND FLOOR :

Entrance hall (3m²) Flagstone floor.

Superb fitted and equipped dining-kitchen (50m²). Tiled floor, beams, exposed stone, chimney with a pellet burner. The kitchen is equipped with a gas hob and an extractor hood, and has plumbing for a washing machine. A glazed door provides access to the rear garden and pool area..

Beautiful lounge (68m²) Flagstone floor, beams and exposed stone walls. Fireplace with a pellet burner.

Main staircase, access to the cellar and to the barn/garage

Rear hallway and wc

Corridor (4m²) with a storage area, linking the main house to the gite

UPSTAIRS

Bedroom (13.5m²)

Bedroom (16m²)

Bedroom (18m²)

Superb new bathroom (10m²) with a bath, vanity unit, shower and wc

Bedroom/letting room with en-suite bathroom (15m² overall)

Bedroom/letting room with en-suite bathroom (16m² overall)

Large walk-in storage room, used for bedding etc for the gite

GITE (sold furnished and equipped)

GROUND FLOOR

Stunning reception room (65m²) with full height ceiling and beams, huge bay windows, tiled floor, and 2 staircases. Access to the cellar

Fitted and equipped kitchen (12m²) (washing machine, cooker, dishwasher and tumble drier)

WC (1.5m²)

Bedroom with en-suite bathroom (24m² overall). The bathroom comprises a bath, Italian shower, handbasin and wc

UPSTAIRS

Bedroom with an en-suite bathroom (13m² overall)

Bedroom with an ensuite bathroom (12.5m² overall)

Bedroom with an en-suite bathroom (15m² overall)

(All these bathrooms are identical, comprising a bath, handbasin and wc)

EXTERIOR



Large courtyard with 2 entrances and space for parking several vehicles
Bar (35m²) with a flagstone floor and kitchen area
Patio area for outdoor dining
Barn/garage (approx. 145m²) with a staircase to the first floor/attic space (approx. 130m²)
Workshop (approx. 84m²)
To the rear of the property :-
Private mature enclosed garden
Above ground heated pool (10m x 4.5m) which has been half-buried and is surrounded by a decking area with a lovely wisteria
Summer house (18m²)
Wooden garden shed
Outbuilding/storage room
Chicken run

Κοινά

Κρεβατοκάμαρες:	9
Μπάνια:	7
Τελειωμένα τετραγωνικά πόδια:	400 τ.μ
Μέγεθος αυλής:	2975 τ.μ
Floor Number:	1

Room details

Total rooms:	12
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://youtu.be/
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Contact information

IMLIX ID:	IX8.589.588
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