



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



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 473,650

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Villefagnan
Soumis:	04/06/2025

#### Description:

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.

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MAIN HOUSE



## Ground floor

- Living room (55m<sup>2</sup>): tiled floor, wood stove, exposed stone and beams, open to the mezzanine
- Office/Bedroom (12m<sup>2</sup>): tiled floor, exposed stone and beams
- Bathroom (3.5m<sup>2</sup>): tiled floor, WC, shower
- Utility Room (7m<sup>2</sup>): tiled floor, sink, cupboard
- Pantry (3m<sup>2</sup>): tiled floor
- Fitted kitchen (16m<sup>2</sup>): tiled floor, exposed stones and beams, handmade by 'Baluteau' kitchens

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## 1st floor

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

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## Outside

- Barn of 40m<sup>2</sup>: 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 70m<sup>2</sup>: 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

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## COTTAGE 1 'THE COTTAGE'

### Ground floor

-Living room (30m<sup>2</sup>): tiled floor, wood stove, open plan kitchen, living room and dining room, door leading to courtyard

-Bathroom (4m<sup>2</sup>): tiled floor, WC, shower, sink

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### 1st floor

-Bedroom 1 (14m<sup>2</sup>): wood floor, cupboard, skylight, exposed stone

-Bedroom 2 (12m<sup>2</sup>): wood floor, exposed stones and beams

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## COTTAGE 2 'THE STOREROOM'

### Ground floor

-Living room (21m<sup>2</sup>): open plan kitchen, living room and dining room, wood stove, door to courtyard

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### 1st floor

-Bedroom with shower room (20m<sup>2</sup>): 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.

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## GITE 3 'THE STABLES'

### Ground floor



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

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1st floor

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

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

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

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1st floor: 2 bedrooms

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Outside: private garden

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Commun

Chambres:	9
Salle de bains:	7
Pied carré fini:	367 m <sup>2</sup>
Dimesions du lot:	7.33 m <sup>2</sup>

## Room details

Total rooms:	15
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Oui
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## Building details

Nombre de pieds carrés:	2
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## Lease terms



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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Date Available:

## **Information additionnelle**

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## **Contact information**

IMLIX ID: IX6.986.611

