



## Hotel, Guest Accommodation and Leisure Business



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,032,669.52

#### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Mortagne-sur-Sevre
Indicatif régional:	85290
Soumis:	10/06/2025

#### Description:

**REDUCED** in price - Exceptional estate comprising a set of Guest Gites 15 minutes from Puy du Fou. This renovated former coaching inn is of high quality for a high-end welcome, an interior courtyard distributes 2 Guest Gites for 4 to 6 people, an Aparthotel with 5 double rooms including a suite that can accommodate 12 people. The capacity is 26 to 32 beds. Fully equipped summer kitchen for tenants of the guest gites.

A meeting room with connected screen with a capacity of 23 people, a summer kitchen, a wellness area with Sauna, Hammam, Spa, shower and toilet.

A professional laundry room with all the linen and bedding items for the proper functioning of the place (washing machine, professional dryer, roller ironing machine, vacuum cleaner, etc.).

Optimised infrastructure: separate water and electricity meters.

A patch panel with managed access.



A latest generation digital code with badge.

A total of 10 bathrooms, 11 toilets.

Separate water and electricity meters.

The whole is sold with all the high-end furniture and all the equipment.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Vendee is in the region of Pays de la Loire with the neighbouring Deux Sevres and Vienne departments set in the region of Poitou-Charentes.

Vendee is bordered by Deux Sevres to the west, Loire Atlantique and Maine et Loire to the north and Charente Maritime in the south. The Atlantic coast is to the east. The local culture is quite interesting if not similar to that of Deux Sevres, Maine et Loire and Brittany.

The department is the second most popular tourist area in France when it comes to the number of visitors, so B&B and Gite businesses are a good idea for instance. Rental opportunities are high in this area and property prices are reasonable.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Commun

Chambres: 10  
Salle de bains: 10  
Dimensions du lot: 300 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.114.990

