



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



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 609,594.89

### Locatie

Aanbevolen Auto Onderdelen:	France
Adres:	Place Léopold Bergeon
Postcode:	79150
Geplaatst:	28-07-2023
Omschrijving:	

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

Esales Property ID: es5553442

### Property Location

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

### Property Details

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 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

Contact us today to buy or sell property in France fast online.

## Algemeen

Slaapkamers:	6
Badkamers:	8
Afgewerkte vierkante meter:	2000 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:	<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;autoplay=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;autoplay=2&amp;wmode=transparent</a>
-------------------	---

## Contact information

IMLIX ID:	IX4.693.537
-----------	-------------

