

Luxurious gîte complex, with main house, two large fully equipped gites, pool, outbuildings and land



## INFORMATION

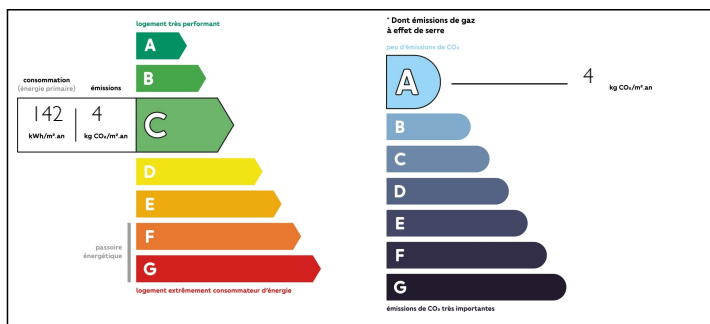
Town:	Alloue
Department:	Charente
Bed:	8
Bath:	8
Floor:	494 m2
Plot Size:	8122 m2

## IN BRIEF

This beautiful property, nestled among the hills of North Charente and within walking distance of the charming village of Alloue, has undergone a complete and meticulous renovation to meet high standards. The main house, boasting three comfortable and modern bedrooms, offers the luxury of private parking and a personal terrace that overlooks the beautiful grounds and the countryside beyond. Featuring double-glazed windows, efficient electric heating, and a wood-burning stove, the house is thoughtfully separated from the gites to ensure tranquility and peace for the owners. The two gites, successfully rented in 2023, are spacious and contemporary. Each gite provides access to the stunning pool area with panoramic country views. The gites collectively have the capacity to accommodate up to 12 people. Completing the property is a vast barn, and an additional outbuilding adjacent to the pool area that holds the potential for conversion into a third gite, sujet to permission.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2650 EUR**

## NOTES

## DESCRIPTION

Available upon request : over 200 photos, 2023 revenue details, internal plans for main house, inventory of gite furnishings, cadastral plan and site plan

The property in more detail ...

MAIN HOUSE : 288 m<sup>2</sup>

Ground floor :

- Entrance/boot room : 10,2 m<sup>2</sup> access from barn and pool area
- Utility room and pantry : 9,6 m<sup>2</sup>
- Open plan kitchen : 27,9 m<sup>2</sup> with large central island and open onto the dining area. Fully equipped. Wood-burner
- Dining room : 34,6 with large bay window overlooking the terrace and grounds.
- Living room : 33,4 m<sup>2</sup> cosy space with french doors to terrace
- Bedroom 1/ office : 13,6 m<sup>2</sup>
- Corridor : 2,5 m<sup>2</sup>
- Family bathroom : 7,3 m<sup>2</sup> with sink, WC, bath and shower with jack'n'jill access from bedroom 1 and corridor.
- Bedroom 2 : 12,8 m<sup>2</sup> with ensuite bathroom : 4,5 m<sup>2</sup> with shower, sink and WC

First floor :

- Mezzanine landing and open office space : 43 m<sup>2</sup>
- Storage room : 6,4 m<sup>2</sup>
- Master bedroom : 32,5 m<sup>2</sup> with ensuite bathroom : 11 m<sup>2</sup> with bath, sink, shower and WC. And walk-in dressing room : 11 m<sup>2</sup>

Second Floor :

- Craft area (low beams) : 12 m<sup>2</sup>

GITE 1 (single story) : 70 m<sup>2</sup>

- Open plan living/dining room/kitchen : 41 m<sup>2</sup> Fully equipped kitchen, french doors to drive and parking