

Spacious 4 bedroomed property near the river in La Mothe St Heray with 3 Gites & Gardens

EXCLUSIVE

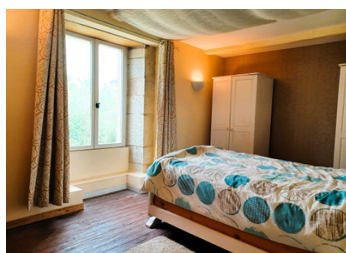


INFORMATION

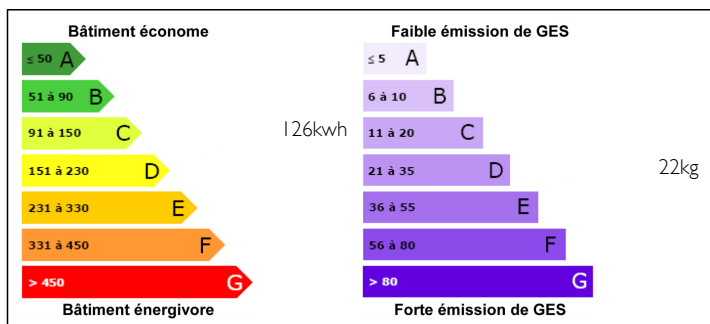
Town:	La Mothe-Saint-Héray
Department:	Deux-Sèvres
Bed:	10
Bath:	6
Floor:	246 m2
Plot Size:	1313 m2

IN BRIEF

Explore this remarkable town property near the river, featuring three charming gites crafted from local stone. The main house offers four bedrooms and four bathrooms, perfect for an Airbnb venture. With over 440 sqm of living space spread across 19 rooms, there's ample room for relaxation. The large workshop and outdoor buildings provide additional versatility. Enjoy the convenience of mains drainage, water, and electricity. Situated in a vibrant village with nearby amenities, including schools, this property is centrally located with excellent transport links. It presents a unique opportunity for both income generation and comfortable town living.



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.



DESCRIPTION

Located in the charming village of La Mothe St Heray, this property offers proximity to the impressive Orangerie, known for hosting exhibitions, events, concerts, and even weddings. The village itself boasts a variety of amenities, including bakeries, pharmacies, hairdressers, banks, and more. A Carrefour supermarket is just a short drive away. Its central location makes it a convenient stop for travelers from the UK, with easy access to major ports and a nearby train station with connections to various cities. Nearby airports in Poitiers, La Rochelle, and Nantes offer additional travel options.

Presently, this property is occupied by three tenants, adding to its appeal as an income-generating opportunity. With three occupied units, this property offers a steady and reliable rental income stream.

LOCAL TAXES

Taxe foncière: 2000 EUR

Main House

- Oil fired central heating
- 2 wood burning fires
- A mixture of traditional and modern features
- Double glazing throughout
- 4 Double bedrooms, 4 Bathrooms, Kitchen - Diner, Lounge, Utility Room and Reception
- 285 sqm living space

3 bedroomed gite

- Double Glazing
- Open plan Kitchen/Dinner/Lounge
- Sitting Room or 3rd Bedroom
- 2 Double Bedrooms
- Bathroom with bath, shower, WC and hand basin.
- Internet connectivity via fixed line
- Electric Heating
- Mains Water and Drainage
- Large garden fully enclosed

2 bedroomed gite

NOTES