

Unique business opportunity! 2 character stone houses, gîte business, cognac domaine and local produce shop



INFORMATION

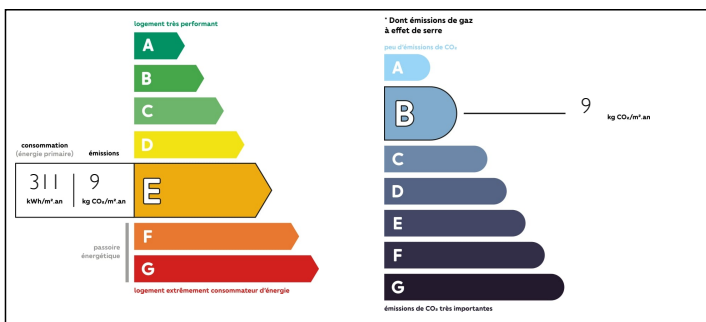
Town:	Vanzac
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	91193 m2

IN BRIEF

A character 3 bedroom village house with a lovely private garden. The house is in great condition inside with the downstairs open plan and a modern shower room and toilet. Upstairs there are 3 good size double bedrooms. Outside, there is a well designed garden with barns and parking for several cars, a BBQ/Grill house, a utility room and a covered seating area wraps around the rear of the house. Additionally, just 2 km away there is a wonderful vineyard property set in a beautiful location surrounded by countryside and vines. The estate consists of a large country longère farmhouse with a local produce shop, a 50m2 gîte finished to an exceptional standard, a roulotte caravan in stunning condition sleeping 4 people, another roulotte project to build and all of the farm machinery and equipment you need to manage the business. Don't worry if you have no experience in...



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

Village House

Lounge - 37 m2

Kitchen - 10.8 m2

Shower room - 5.2 m2

Toilet - 2 m2

Bedroom 1 - 12.5 m2

Bedroom 2 - 11.5 m2

Bedroom 3 - 11.5 m2

Conservatory - 27m2

Garden of 1193 m2 and barns/outbuildings of 22m2

Domain and Gites

This magnificent estate boasts a Charentaise longere with floor space of approximately 300m2, partially double glazed with beautiful fireplaces with shop, lounge, shower room and utility room. Barns to the sides and rear could be used to create more habitable space. There is also a large attic which could be used to create several bedrooms.

Gite of approximately 50m2 with kitchen/dining room, large bedroom with patio doors to the garden and a beautifully finished shower room.

Roulotte of approximately 20m2 with shower room, toilet and bedroom and lounge.

Land totalling 9 ha including 6 ha of vines. The vineyard is entirely organic and offers a good production of grapes. The operating equipment to manage the estate are included in the price.

Amenities are just a short 10 minute drive from the estate. Bordeaux is 1 hour as is the Atlantic coast

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES