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Extensive gite complex, large barn/entertainment area, pools & gardens

Fontenay-le-Comte , Vendée , Western Loire



€728,000

inc. of agency fees

14 Beds 10 Baths 200 sqm 1.1 ha

Extensive gite business complex with a huge barn/entertainment area, pools and gardens for sale in the Vendée.

At a Glance

Reference	MFH-PHM01201W	Near to	Fontenay-le-Comte	Price	€728,000
Bed	14	Bath	10	Hab.Space	200 sqm
Land	1.1 ha	Pool	Yes	Land Tax	€1051.00

Property Description

A rare opportunity to purchase a well established and successful gite complex; this extensive gite business complex with a huge barn/entertainment area, pools and gardens is offered for sale in the Vendée area of western France. When filled to capacity the complex can accommodate over 40 guests.

The Main Gite

The main gite is truly a spacious farmhouse of nearly 200 sq metres of living accommodation. There are 5 bedrooms, three of which have en-suite, together with the large kitchen and lounge/dining room have been modernised to give very comfortable and spacious holiday accommodation.

The 4 Bed. Gite - Sleeps 9

Ground Floor

- Entrance Hall - On the split level has armchairs and settee.
- American style open plan lounge, Kitchen/diner, bedroom and bathroom with washing machine, patio doors to terrace.

First Floor

- 3 bedrooms and second bathroom
- Fully equipped modern kitchen
- Dining area - Large table and chairs for all the family.
- Lounge, There are two lounge areas with sofas and arm chairs

Split Level Gite - 3 Bedrooms, 2 Bathrooms

- Fully equipped Kitchen - Plenty of work surfaces and cupboard space.
- Lounge/Diner
- Bedroom 1 - On split level with entrance to front patio and car park.
- Bedroom 2 & 3 - On first Floor, each bedroom has 2 single Beds, Good views over the gardens and countryside

The 2 Bed. Gite - Sleeps 6-8

- Spacious Gite with Private Patio and shared Pools.
- Open plan kitchen/diner, lounge area.
- Fully equipped Kitchen -
- Dining Area - enjoys good view of the country side and gardens.
- Lounge -
- Bathroom - Large shower with seat, toilet and washbasin.
- Bedroom 1 - The ensuite bathroom has shower ,toilet and washbasin.
- Bedroom 2 - Spacious room.
- The gite has tiled floors and exposed stonework.

Outside

- Beautiful gardens all around the property.
- swimming pool (10 m x 6 metres), fenced off for security.
- Enormous barn (720 sqm), part of which is used for functions.
- The main part boasts an indoor swimming pool (8m x 4m heated) and snooker/gym/games area.
- The remaining part has an office and various areas for storage.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

And Before You Ask

Condition:	Very good
Heating System:	Central heating (oil)
Condition of Roof:	New
Drainage:	Septic tank needs updating
Land Tax:	€1051.00

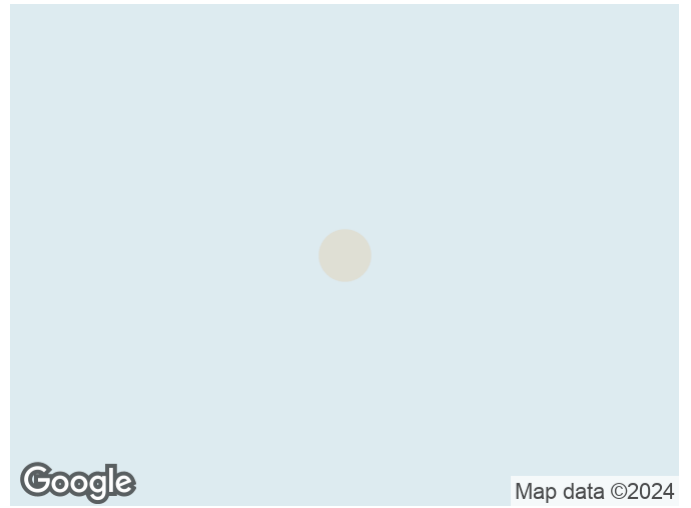
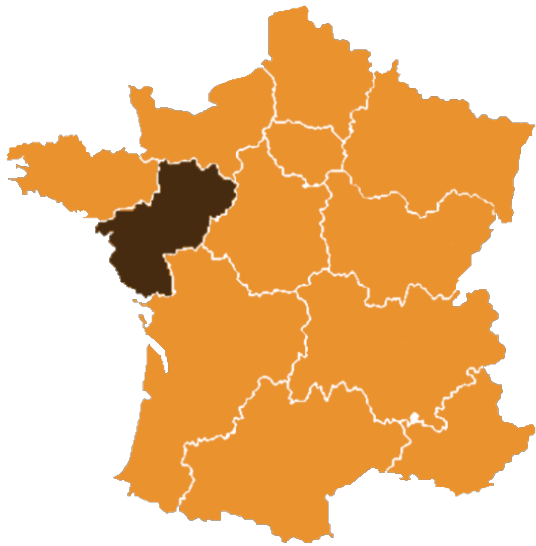
Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	14
Bathrooms	10
Price	€728,000

Key Information

Internal Area:	200 sqm
Land Area:	1.1 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	3
Property Features:	
• better price	
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes

Location: Western Loire



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