



3 Bedroom Gite Business,

86160, Magné, Vienne, Nouvelle-Aquitaine

€836,000

Ref: 33701m7

* Available * 3 Beds * 1 Bath * 500m2

This classically beautiful and well maintained property has been very successfully run as a boutique chambres d'hotels and gite business with a very substantial turnover.

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

This property is currently composed of the owner's accommodation (the main house), an attached (but distinctly separate) bed and breakfast wing, and two independent gites. This is a very large property and the description below is therefore comparatively brief.

Main house

Ground floor

The front door opens to the entrance hall (10m²) with original tiled floor. To the left, a pair of doors opens to the elegant, dual-aspect sitting room (27m²) with wooden floor and marble fireplace.

To the right of the hall, another pair of doors opens to the formal, dual-aspect dining room (27m²) with marble fireplace. From here a door opens to a smaller, second entrance hall, off which is a WC. To the other side of this hall a door opens to the kitchen (19m²) with tiled floor, a range of fitted kitchen units and a door to the garden to the rear of the house.

First floor

The original wooden staircase curves up from the main entrance hall to the first floor landing, off which are two bedrooms (27m² and 27m²) both with fireplaces and one with a modern ensuite bathroom (bath, wash-basin and WC).

Second floor

The stairs continue to the second floor landing, off which are two bedrooms (21m² and 13m²), both with wooden floors and the larger having an ensuite bathroom (bath, wash-basin). There is also a room (8m²) which is currently used as a dressing room but which could also serve as a child's bedroom. Off the landing there is a separate WC.

Chambres d'hotes wing

Attached to the house, with its own entrance (but also accessible from the kitchen in the main house) is a very well-appointed bed and breakfast wing. On the ground floor there is a guest living room (22m²) with fireplace. Off this room is the first guest room (12.5m²) with an ensuite shower room.

On the first floor there are two more guest rooms (17m² and 16m²), both with ensuite shower rooms.

On the second floor the pattern repeats, with two more guest rooms (17m² and 15m²), both with ensuite shower rooms.

Gites

In the garden, to the back of the house, part of a stone outbuilding has been carefully transformed to provide two very comfortable gites. Both gites have their own defined patio / barbeque areas.

Gite1 comprises a living room with galley-style kitchen on the ground floor. Upstairs there are three bedrooms and two shower rooms. In total this gite has about 75m² habitable space.

Gite 2 comprises an open-plan living space on the ground floor with two bedrooms, a shower room and a bathroom on the first floor. In total this gite has about 65m² habitable space.

Guest entertainment room

Next to the gites is a large room (45m²) which provides a very useful multi-purpose room for guests - it can be

used as a dining room, relaxation area, games room and so on.

Exterior

The property sits on a large plot of 14128m² (about 3.5 acres). To the front of the house the garden is mainly left to lawn with a number of mature specimen trees, shrubs and flower borders. There is also a gravel driveway with parking for plenty of cars.

To the rear of the house is a gravel courtyard area and a lawn with mature planting, next to which are the gites, the guest room and the boiler / laundry / store rooms. Beyond this, gates open to the next section with the heated swimming pool and its paved terrace. The garden then stretches away, with fruit trees, vegetable garden and lawns.

This is a very attractive property, with generous and very flexible accommodation. Set in a small town, all the basic amenities are within walking distance.

The region's capital, Poitiers, is just 15km away and Futuroscope (a popular tourist destination and business hub) is just 13kms. Poitiers has its own airport and TGV station and it is on the A10 motorway - one of the major north-south routes across France. The property is therefore ideally located for use as a bed and breakfast / holiday base. The current owners have made the most of this and created an extremely successful business with a substantial turnover.

Fast facts

Habitable area (m² - approx.): 500 (190 + 125 + 45 + 75 + 65)

Beds: 8+

Land (m² - approx.): 14128

Outbuildings: Yes

Swimming pool: Yes 11m x 5m heated

Situation: Town

State of repair: Good

Heating system: Mains gas central heating, oil heating and electric heating

Sanitation system: Mains drainage

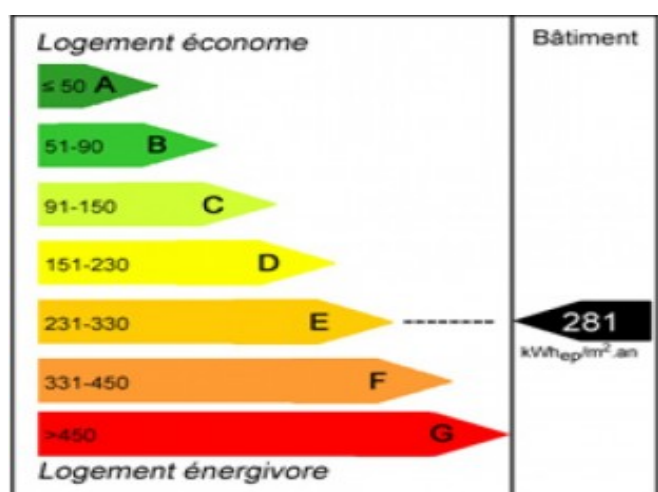
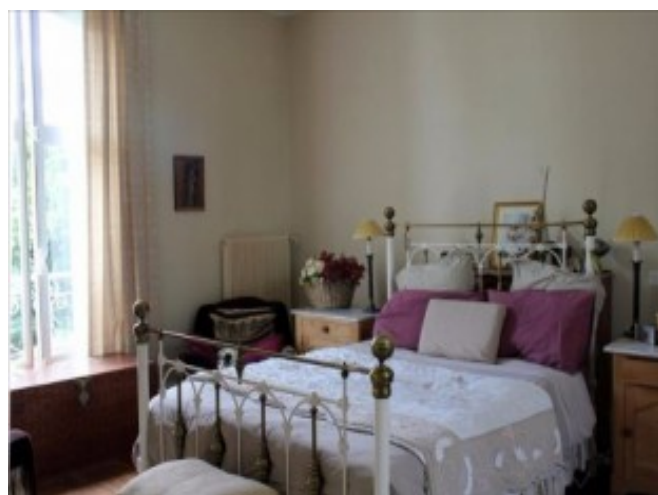
Taxe foncière €: 3730

Nearest shop: walking distance

Nearest bar: walking distance

Nearest town: Poitiers 15km

Gallery



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