



## Established gîte rental business,

16700, Ruffec, Charente, Nouvelle-Aquitaine

\* Available \* 15 Beds \* 7 Baths

Established gîte rental business

# €399,950

Ref: BVI27374

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**French Entrée** 

## Property Description

An opportunity to purchase an existing gite business in the beautiful Charente countryside. Set in a sleepy village, this 5 gite property and farmhouse has much to offer and the potential for income from an established business. The vast property has to be viewed to appreciate its potential. The property is accessed through gates into a courtyard. The characterful stone farmhouse has 5 bedrooms and 2 Bathrooms. The farmhouse is the main residence and overlooks fields to the rear from a private courtyard garden. The farmhouse is currently split into family 2 homes by the owners. This could easily be changed back into one large family home. The farmhouse (1) Downstairs has an open plan kitchen diner lounge with wood burner. 2 good-sized bedrooms and shared bathroom upstairs. The farmhouse (2) Entrance way, downstairs toilet. A large kitchen diner leads to a rear courtyard. A large lounge, with wood burning stove, is the heart of this house. Upstairs 3 bedrooms and a shared family bathroom. The property has 5 gites, all sat around a communal courtyard. All the gites have outside space to relax. Gite 1 - has open plan living area, ground floor bedroom, upstairs is a second bedroom and large shower room. Exposed beams throughout. Gite 2 - open plan kitchen diner lounge area, there 2 bedrooms on the first floor and a family bathroom. Gite 3 - large sitting room. From the lounge into a large kitchen dining space. There are 2 bedrooms upstairs and a shared bathroom. Gite 4 - Large open plan kitchen lounge dining space downstairs, opening to a private garden, upstairs to a shared bathroom and 2 double bedrooms. Gite 5 - Downstairs a large open plan kitchen lounge dining space with pellet burner. The lounge opens out to a private garden. Upstairs is a shared bathroom and 2 double bedrooms. Set in the communal area is a large swimming pool. Parking for many vehicles. 16 Minutes from Ruffec and the shops, restaurants and bars that this market town provides. Easy access to airports in Poitiers and Limoges which boast all year round flights. Price including agency fees: €449.440  
Price excluding agency fees: €424.000  
Buyer commission included: 6 %



## Gallery

