



18th Century Estate - Perfect for Events Business,

79000, Niort, Deux-Sèvres, Nouvelle Aquitaine

* 7 Beds * 3 Baths * 400m2

Magnificent 18th Century property close to Niort in the Deux-Sèvres - dedicated to events comprising a main 4 bedroom dwelling, a converted barn, a gîte and outbuildings. All on 8 hectares of land in rural France.

€945,000

Ref: LN-6GG3Q

Property Description

Looking for an Events/Wedding venue?

At the crossroads of the Vendée, the Vienne and the Deux-Sèvres departments, in beautiful countryside close to the A10 and A83 motorways, the train (TGV), and a town with all amenities, magnificent property dedicated to events comprising a dwelling, a converted barn, a gîte and outbuildings. Nothing is missing.

If you are looking for a new project of professional reconversion, come and discover this exceptional property where nothing is missing, entirely dedicated to events and offering a very pleasant living environment with its beautiful private home.

THE DWELLING :

Built in the 18th century, this 400sqm house has kept all its authenticity which gives it a lot of charm. Works have been conducted. There are still some works to be done, notably the renovation of the kitchen.

On the ground floor: it comprises a large entrance hall with the staircase and its toilet underneath. On the left a living room on parquet floor with its fireplace. On the right is the dining room with parquet flooring and fireplace, followed by a study room with parquet flooring and fireplace. Then a second dining room and the kitchen. The whole could be joined together to make a beautiful and large dining kitchen.

Upstairs: a landing leading to a master suite with a private bathroom, 3 bedrooms, a shower room, a bathroom, wc.

2nd floor: landing, 1 bedroom.

Two beautiful attic spaces that can be converted, already insulated.

THE ANNEXE HOUSE :

Including : a kitchen, 2 bedrooms for 2 persons, 1 bedroom for 3 children (bunk bed), 1 nursery space for 2 babies, a bathroom with toilet, a shower room with toilet.

RECEPTION ROOM :

The reception room has been fitted out in an 18th century barn restored preserving its structure and its magnificent original framework which culminates at 7 m high offering you an exceptional reception space.

It opens through large French windows onto the courtyard and the park where tents can be installed.

Its capacity is for 150 seated people and 200 people for cocktails, with the possibility of enlarging it with attached tent structures.

Everything is in place and extremely well thought out.

The caterer benefits from an independent entrance at the back of the barn and with a parking for his refrigerated trucks.

There is also a pantry that meets current hygiene standards.

«public establishment» ERP standards .

Parking for cars.

Sanitary facilities.

Other outbuildings include :

Bread oven.

Dovecote with cellar.

Small entrance pavilion.

Barns with old stables, attic above, garage.

Workshop,

Small roofs,

Housing to be rehabilitated.

The property extends over 8ha 75a 63ca. (21 acres).

The dwelling with its outbuildings and park are situated in beautiful surroundings with meadows and woods.

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