



Fully equipped running Gîte and house just 10 minutes from La Rochefoucauld and 20 minutes of Angouleme,

€453,680

Ref: BVI67492

16110, La Rochefoucauld, Charente, Nouvelle-Aquitaine

* Available * 11 Beds * 9 Baths

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French Entrée 

Property Description

Are you looking for a business and a house?? Look no more!! This beautifully renovated stone barn with its exposed beams was constructed in 1927 and the renovation was finalized in 2005/2006. It is situated in a calm neighbourhood on a beautiful 2 acres of land, only 10 minutes away from all amenities.

On the ground floor, it consists of a very light, airy hall with an arched glass door on each side and an inserted fireplace, a toilet, an open kitchen, and an accessible bedroom with a shower/WC. There's also a separate access that leads to an industrially equipped kitchen, a laundry room, and storage rooms.

On the first floor, there are 6 bedrooms all ensuite, with a capacity for 3-5 people.

There's a summer terrace and a swimming pool to profit from the sunny days at their best.

All furniture is included!!

The Gîte has reservations up until August 2023. It expects guests from around the world and already has some who come back every year, due to its good reputation and popularity.

Are you ready for more??

A beautiful 4 bedroomed stone house, ready to move in!!!

As we walk in there's an entrance, a kitchen with separate access, a separate toilet and a shower, a dining room, a living room, a bedroom with a walk-in closet, and a shower with a separate toilet.

On the first floor, there are 3 bedrooms, 2 open spaces, and the possibility to create a shower/ toilet upstairs (subject to necessary permissions) with all the connections ready.

A rare opportunity and a must see!!!

Price including agency fees : €453.680

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Buyer commission included: 6 %



