



Fabulous 7 Bedroom Renovation,

86350, Château-Garnier, Vienne, Nouvelle-Aquitaine

€530,000

Ref: BVI73393

* Available * 7 Beds * 5 Baths

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Property Description

A rare opportunity to acquire a recently renovated property, including many energy efficient features and an electric car charging point, plus the potential for further development.

Situated in the Vienne countryside, this property is currently run as a Bed and Breakfast with an additional guest cottage. The main house consists of an owners section with fully fitted kitchen, double height lounge with panoramic view of the pool area, two bedrooms, a bathroom and a dressing room.

The Bed and Breakfast part is entered by a custom made front door that opens to an entrance hall with ground floor WC, opening into a lounge/dining area and a staircase that leads to the upstairs accommodation, all of which is fitted with heat pump driven air conditioning/heating. There are two en-suite bedrooms and a family room with kid's bunks and its own en-suite bathroom.

Adjacent to the house is a fully-equipped two bedroom guest cottage/potential gite. This is currently run as a gite (a future owner would need to reapply for the necessary permissions and business registration).

The large garden offers plenty of room for relaxation and the in-ground heated swimming pool is a welcome break on a hot day before enjoying a cooling drink on the patio.

The property has spacious outbuildings for storage and/or activities and there is a further house that requires full renovation (subject to necessary permissions) but would offer additional rental income.

The recent work means this house is equipped to a high standard: energy efficient (heat pump) heating and cooling, double glazed, electric car charging point ? the list goes on.

The property is located mid way between the airports in Poitiers and Limoges, whilst the A10 and A20 autoroutes are within easy reach.



