

An outstanding opportunity to acquire a superb gite ...

Country House For Sale



Price: €252,000

Bedrooms: 8

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Berrie Poitou-Charentes, 86120

An outstanding opportunity to acquire a superb gite complex with a solid track record. Located on the edge of the Deux Sevres/Vienne and Maine et Loire departments. Easy reach of Montreuil Bellay and Saumur making it an excellent holiday area. Good road, rail and air links to the area. 45 minutes from Poitiers airport. 4-5 hours from the ferry ports at Cherbourg, Caen and St Malo. There are 3 houses (one four bed roomed and 2 two bed roomed house). All renovated to a high standard with air conditioning in the bedrooms. There are grounds 1832m² which includes an outdoor swimming pool. Total habitable surface of 347m². Immediately available. Viewing essential.

House 1: Kitchen/dining room, WC, Sitting room, 1st floor: Landing. Master bedroom with walk in closet. 2nd Bedroom. Bathroom. House 2: Spacious open plan living room with fitted kitchen area. 2 Double bedrooms and shower room. House 3: Kitchen/dining room, cloak room, Lounge. 1st Floor: Master bedroom with en suite shower room. 3 further double bedrooms, Bath room. Games room. Client parking area, lawned gardens with swimming pool. Drainage which conforms to the recent regulations.

The sale price includes agency fees of 5% (240 000€ net price). The fees are paid by the buyer at the signing of the act of property.