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Reference: N10826E
Location: Charente Maritime (17) - St Loup
Type: Gîtes
Setting: Hamlet
Bedrooms: 9
Bathrooms: 4
Habitable: 300 m2
Land size: 2 291 m2
Condition: Ready to move in
Year built: C19th
Heating: Wood & Electric
Shops: 4 Km
Pool: Yes
Outbuildings: Yes



Nestled in a tranquil hamlet with open views over the Charente Maritime countryside is this ensemble of 3 stone houses, 2 swimming pools, barn and landscaped gardens which offer a business potential with long history of successful holiday rentals or as a home for a large family requiring independent properties.

OWNER'S HOUSE - Large living room with tiled floor, 2 windows to the front, door to the side, fireplace with wood burning stove, ceiling beams, original staircase to first floor with storage built in underneath. Fully fitted breakfast kitchen with tiled floor, doors to either side, beams, double range cooker with cooker hood above.

Upstairs there is a generous landing area with plenty of space for a home office, window to the side and oak floor. Master bedroom has a window to the front, velux, carpet, stone wall, beams in high sloping ceiling and built in corner wardrobe. Bedroom 2 has carpet, window to the front, velux, beams and high sloping ceiling. Bedroom 3 has a window to the side and beams. Family shower room has a window to the side, tiled floor and walls, beams, large walk in shower, wc, bidet and vanity sink.

GITE1 - Open plan living area with tiled floor, stone wall, Charentaise fireplace with wood burning stove, wood to the front and stairs up to the first floor, the fully fitted kitchen has two windows to the front, wooden worktops,, one, fridge/freezer, dishwasher, and stone walls and beams. Shower room with tiled floor, stone wall, beams, shower, wc and vanity sink.

Upstairs there are three characterful bedrooms with pine floors, exposed beams in sloping ceilings and stone walls.

GITE 2 - Open plan living/dining/kitchen with door and window to the front, tiled floor, stone walls, beams, the kitchen is fully fitted with a fridge/freezer, washing machine, dishwasher and oven.

Upstairs there are 3 characterful bedrooms with pine floor, beams and stone walls. Shower room with tiled floor, stone wall, beams, shower, vanity sink, wc.

To the front of this house is a walled garden with a pergola and space for outdoor dining and bbq.

There are 2 fenced swimming pools each with a terrace around set in the beautifully landscaped gardens which look south to the undulating fields full of sunflowers in the summer.

Large barn (40m2) with workshop to the rear (42m2), small stone sheds for garden storage and housing the swimming pool pumps and useful laundry room with shower and toilet off. 3 wells situated around the property.

Heating is provided by electric radiators in each house and 2 of the houses also have wood burning stoves. The owners property has double glazing throughout. The 2 gîtes are sold fully furnished ready to go and are currently rented for £600 - £1300 per week.

Village with a Coop, bakery, bar and school is 4km. St Jean D'Angely is 15 minutes drive. Surgeries with TGV links to Paris is 20 minutes away. Easy access to La Rochelle; Ile de Re and the Atlantic beaches.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 336 000€ *

(* Les honoraires de l'agence sont à la charge du vendeur)

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€336,000

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

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