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Historic Domaine with income potential

Salt water swimming pool

Existing retail business included

Serviced camping pitches

Three gites plus principal house

DPE = 147 [C] GES = 10 [B]



Montguyon, Charente-Maritime

Guide Price €649,000

An opportunity to purchase an extremely profitable commercial/shop business selling English products, together with a large and beautiful home.

The Domaine comprises the principal house, shop premises, three cottages, two salt water swimming pools, outbuildings and grounds which include six horse boxes, grazing land and five serviced camping pitches. With this unusual property there is also an excellent opportunity of being able to improve, considerably, the regular income from the existing shop business whilst living the "French dream". The additional earning potential comes from the fact that this property was (until 2005) a very popular and successful holiday rental business. With a total of 10 bedrooms and seven bathrooms providing 680m² of living space, set within approximately 5 acres of private landscaped grounds in a beautiful country location between Montguyon and Angouleme - it is easy to imagine. The main living accommodation is a beautiful 19th century manor house, or Domaine, (it is a historical and recognised local landmark) with its own tower, seven bedrooms, four bathrooms, original oak staircase and tiled floors, log burning fires, double glazing, fully fitted kitchen with attached prep. room, utility room and much,

PRINCIPAL HOUSE 300m² approx

Entrance hall leading to principal reception room and dining room, a fitted kitchen, utility area and domestic offices, and a large open plan living room. There is a wealth of original features including encaustic floor tiles, oak staircase and woodwork. Upstairs are seven bedrooms and four bathrooms, several of which are accessed via a galleried landing. Outside there are mature gardens which are private to the house and a swimming pool measuring approx 50m²

Kitchen 23m²

Cellier 3m²

Utility room 11m²

Sitting room 29m²

Dining room 17m²

Double height living room 68m²

Cloakroom 2m²

Bedroom 1 15m²

Bedroom 2 15m²

Bedroom 3 16m²

Bedroom 4 27m²

Bedroom 5 20m²

Shower room 1 8m²

Shower room 2 7m²

Shower room 3 6m²

Shower room 4 4m²

THE APARTMENT 30m²

With bedroom, open plan kitchen/lounge area, shower room, WC. Air conditioning.

16TH CENTURY LODGE 75m² approx

Two large bedrooms, bathroom, kitchen/dining area, lounge, air conditioning. Outside is a private terrace surrounded by a fence and a hedged garden with a salt water swimming pool measuring approx 32m².

Kitchen 19m²

Living room 21m²

Bedroom 1 20m²

Bedroom 2 11m²

Shower room 5m²

THE GATEHOUSE 54m² approx

Fitted kitchen and lounge area, two spacious bedrooms with shower room and WC and a private bbq area.

Kitchen 6m²

Living room 12m²

Bedroom 1 16m²

Bedroom 2 15m²

Shower room 5m²

SHOP PREMISES

The shop is within a traditional barn with retail area, storage area and plenty of parking outside. It is to one side of the house allowing the house and cottages to retain their privacy.

GARDENS AND GROUNDS Approx 21000m²

The outside of the manor house is equally as stunning being fully fenced with beautiful hedging, landscaped lawns and gardens, 2 swimming pools, water features, gravel driveways and Romanesque statues/sculptures all meticulously maintained and cared for.

ADDITIONAL OUTBUILDINGS Approx 417m² in total

There are two large barns (ideal for converting into further rental accommodation), stables (six boxes), an independent office, shower and toilet room,

CAMPING PITCHES

camping facilities for up to five pitches (with water and electricity connected) with easy access to the property along with plenty of parking spaces. Like the rest of the property these areas have also been maintained to a high standard.

ADDITIONAL INFORMATION

Approximately 21000m² of land

Approximately 560m² of habitable accommodation

Approximately 400m² of buildings in addition to the houses

Private drainage

Heating: Wood burners.

Recent tax fonciere = 4000 euros per year

ABOUT THE AREA

Situated in the South West of France, with horse riding, canoeing, nearby boating lakes which cater for all sorts of other water sports. There are some fantastic tennis courts close by as well. These are just a few examples of what is available a short drive away. In addition this property is not far from the medieval city of St. Emilion, the vineyards (and City) of Bordeaux and Cognac and the beautiful sandy beaches of the Atlantic coastline. The airports of Bordeaux, Angouleme, Bergerac, and Limoges are, on average, about one hour's drive from the property and thanks to the recent completion of the TGV visitors now have daily and regular access to the cosmopolitan city of Paris.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.