



## Renovated farmhouse offers potential for gites or bed & breakfast business



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	EUR 135,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Chenay
ZIP code:	79120
Posted:	Jul 09, 2024

### Description:

#### Summary

This completely renovated, stone farmhouse is situated on the edge of a village on the D950 between Melle and Lusignan - the main pilgrim route to Santiago de Compostela. The house is five minutes walk from a restaurant/bar with "depot de pain", and near a primary and junior school.

The property offers many opportunities for expansion: extra rooms on the third floor as well as the possibility of converting the outbuildings into 1 or 2 gites / bedrooms with separate entrance and parking. Around 1000 pilgrims pass along the D950 every year on their way to Santiago de Compostela. The property therefore offers an excellent opportunity to provide bed&breakfast facilities for these tourists.

The house, which is ready to move into, has full double glazing, modern electric radiators in each room, and is linked to the public drainage system.

### Location

The commune has a population of approximately 500 people, and is only 10 minutes from the market town of Lezay, famous for its weekly market and cattle market. The property offers easy access to the "Green Venice" of Marais Poitevin, the coastal towns of La Rochelle and Ile de Re, as well as Futuroscope and a variety of sporting and cultural facilities.



## Access

The medieval town of Poitiers, with a TGV link to Paris, is 40 minutes by car. The nearest airports are La Rochelle, Limoges, and Poitiers.

## Interior

The ground floor comprises an entrance hall; a bright and spacious salon (5.90 x 3.75 mts) with an original oak parquet floor; and a large kitchen (5.90 x 4.65 mts) equipped with modern cupboards, electric oven, gas hotplate with overhead extractor fan, wood-burning stove, and a double sink. A WC is at the end of the hallway next to the entrance to the cellar and the rear door.

An oak staircase leads to the first floor, which comprises three bedrooms (3.80 x 2.85 mts / 3.80 x 3.00 mts / 21 sq. mts) with original oak parquet flooring throughout, and a bathroom with shower, sink unit, and heated towel rail.

The oak staircase continues to the insulated loft housing a VMC unit and with windows to the street offering various conversion possibilities.

## Exterior

Private off-street parking with an outside water tap at the side of the house leads to an enclosed garden of approximately 1000 square meters (perfect for animals and children) and an undercover dining area.

Various goat and chicken sheds, offering opportunities for conversion into gites/bedrooms, separate the garden from a 2500 sq. mt. field with plum and pear trees, three outside water taps and a separate access to the main road.

## Additional Details

This property is privately owned. However, it is also being offered through an agency - the price includes all agency fees. Notary fees are not however included in the price.

Condition: Reformed

## Common

Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 110 sq m  
Lot Size: 3914 sq m

## Utility details

Heating Fuel: Electric

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/PFYR-T188154/?utm\\_ca](http://www.arkadia.com/PFYR-T188154/?utm_ca)



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