



## Fabulous complex of 3 gites with land, fishing lakes, pool, tennis court, five a side football, gardens, CONFOLENS

Holiday complex near Confolens - 2 four bedroomed houses and a 1 bedroom ground floor cottage. Pool, fishing lakes, tennis, football, equestrian, the list is endless. Ideal business opportunity

**Town:** CONFOLENS  
**Dept:** Charente  
**Plot size (m2):** 50000  
**Habitable (m2):** 370  
**Bedrooms:** 9  
**Bathrooms:** 5  
**Agent:** Suzanne Barry

[suzanne.barry@leggett.fr](mailto:suzanne.barry@leggett.fr)

**12783SBY16.pdf** € 422 940

No longer operating as a business this property was run as a successful self-contained holiday complex for over 10 years, and was created with family holidays in mind. In the countryside near Confolens, the scope is enormous. The land belonging to the property is the equivalent of a large farm, and incorporates many different leisure activities, fishing lakes, golf driving, 5 aside football, tennis court, fantastic swimming pool, as well as many possibilities for further exploitation, such as equestrian or motocross,

The gîtes or holiday cottages comprise a one bedroomed single storey home, and two 4 bedroomed 2 bathroomed properties. The cottages were professionally built from a barn conversion, and are well insulated, dampproofed, double glazed to modern standards.

Included on the complex are large gardens, and several games rooms, previously set up as teenagers room, younger childrens playroom, etc etc.

All in all this is fabulous opportunity to take over and rebuild a fantastic holiday complex with great potential.

The nearby town of Confolens is a short 8km drive which takes less than 10 minutes. The local village is within 2km and has a small ?multi-rural? stores, . . .



## Mansle

place 8 mai 1945, 16230 Mansle

**TEL: 08700 11 51 51 email: [info@frenchestateagents.com](mailto:info@frenchestateagents.com)**