

10 acre farm complex with large 3 bed house, another house to renovate, many diverse outbuildings and no close neighbours

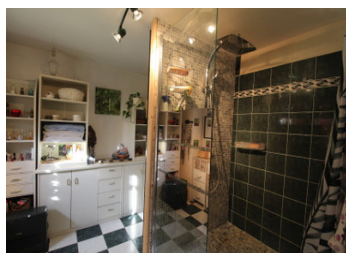


## INFORMATION

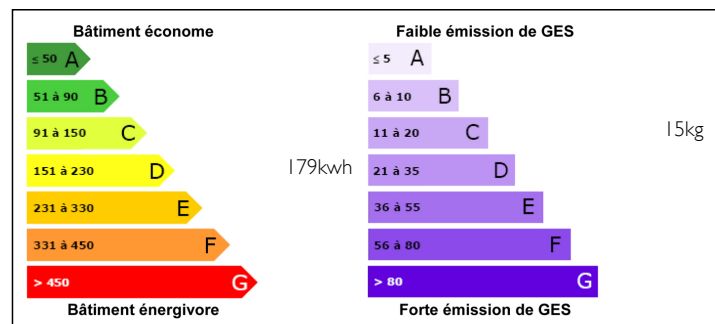
Town:	La Roche-Posay
Department:	Vienne
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	43280 m2

## IN BRIEF

This small holding is accessed via a long driveway that leads to a complex of farm buildings including the main 3 bed house, the older farmhouse and several outbuildings set around a courtyard that include stables, a longere, barns, workshop and everything used formerly to produce foie gras. With the addition of photovoltaic panels this would be for ideal off-grid living - even the water used is well water which has been tested and is fine to use, though mains water is also available should you prefer to pay for it!



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

There is an entrance/conservatory which leads in to a large "L" shaped living space with dining area, kitchen and living room with feature insert woodburner. This leads into another reception area currently used as a games room/gym. There is a ground floor bedroom and also another entrance which has the boiler, laundry and shower facilities. There are 2 separate staircases, one which leads to a chill out room with access out on to the roof terrace and the other staircase leads to 2 bedrooms.

There is an older house which could easily be renovated to provide guest accommodation if required. Outside there is a sauna and plenty of space for raising animals and growing your own produce.

The property sits just outside the historical thermal spa town of La Roche-Posay which has plenty of restaurants and cafes and is famous for its thermal spa cures that use the exceptional qualities of the natural spring water for their treatments and products made locally. It also boasts a casino and racetrack - with about six race meetings per year and even has its own golf course, tennis courts and cinema! Whether you feel like exploring the wine growing areas of the Loire with its many Chateaux or the medieval villages of the area, such as Angles sur L'Anglin nominated as one of France's "Beaux Villages", Loches where Joan of Arc met with the King of France or Amboise, the resting place of Leonardo da Vinci. The...

## LOCAL TAXES

**Taxe foncière: 462 EUR**

**Taxe habitation: 293 EUR**

## NOTES