

Fantastic detached character equestrian property with 2 hectares of land and stables



## INFORMATION

Town:	Chaillac
Department:	Indre
Bed:	3
Bath:	4
Floor:	108 m2
Plot Size:	21650 m2

## IN BRIEF

Horse lover's paradise or excellent potential for someone who wants to create a holiday business. Over 2 hectares of land, with stables of which 2 are setup for broodmares. Tastefully renovated 3 bedroom house with 4 bathrooms. Excellent for entertaining with gently sloping south facing paddocks, gardens and vegetable patch. Fully fenced front courtyard and electric fencing in place in the well laid out paddocks. Set just 3km from the lovely town of Chaillac in a well-kept hamlet. This is an area well known for wonderful horse riding trails. Review the virtual tour on the main Leggett website and be quick to view this in person as it will not be around for long. It's time for horsing around!



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 809 EUR**

## NOTES

## DESCRIPTION

This is one of those hard to find near perfect properties and with something for everyone. When you stand in the courtyard you can sense this has been renovated by someone who had a plan and executed it well.

Enter into the house and you are immediately impressed with the quality of finish. The travertine tiles bounce the natural light from the double aspect windows and reveals the exposed beams which run across the open plan kitchen, dining and salon. The property is fully double glazed.

The views to the south are over the 2 hectares of paddocks where you can see your horses or other livestock you may wish to keep.

The character and heart of this building has been kept while tasteful modernisation has been conducted in the chefs' kitchen. This is a great space to connect with family and friends while you cook up a storm!

A downstairs bathroom and utility/mudroom complete the ground floor.

Upstairs you find a lovely, cosy reading nook on the landing and 3 good sized bedroom all with exposed beams and each serviced by an en-suite bathroom with shower.

Outside, a covered seating area has been created taking advantage of the view. This is going to be a great place for an outside summer kitchen. Further into the fenced garden there is a lovely BBQ area.

There are 5 stables which are clean, warm and dry as well as a large attached barn for storing hay. 2 of the stables are setup for...