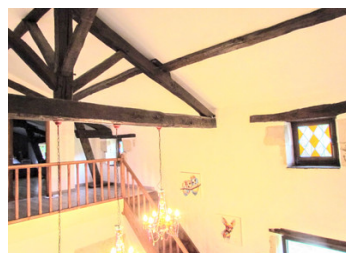


Beautifully presented 4 bedroom family home with stables, barn, pasture and lovely garden with swimming pool.



## INFORMATION

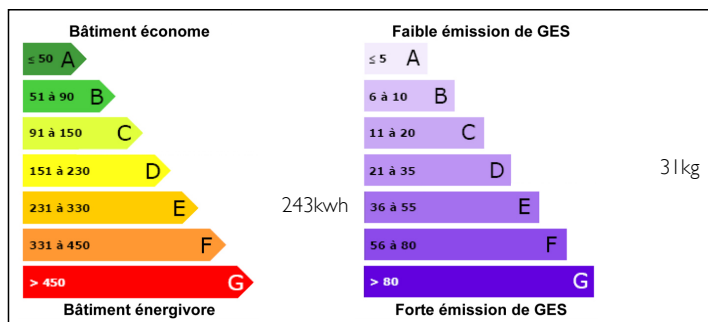
Town:	Saint-Laurent-de-Jourdes
Department:	Vienne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	26955 m2



## IN BRIEF

A wonderful, renovated, 19th century farmhouse with 6½ acres of land and two loose-boxes, ideal for an equestrian family keen to live the good life in rural France. It is beautifully light and spacious with four bedrooms, two of which are on the ground floor, and two bathrooms, one upstairs and one downstairs. It has a beautiful family dining kitchen and an elegant living room with a mezzanine landing upstairs on three sides, leading to the two upstairs bedrooms. There is a beautiful garden with an in-ground swimming pool and a pool house with a bar. The house is in an idyllic location, a quiet hamlet, about 20 minutes walk outside the village, only 3km from the nearby village of Verrières which has all amenities including a bakery and local supermarket as well as a couple of restaurants and bars, doctors, dentists and a pharmacy etc. Poitiers airport is 44km. Limoges...

## 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.



## LOCAL TAXES

**Taxe foncière: 541 EUR**

## NOTES

## DESCRIPTION

### Exterior

From the hamlet lane you arrive at the grand gates which lead into the gravel courtyard with the large barn to your left and the house to your right. This barn has been brought back to life and serves many purposes including a lovely seating and dining area, a covered parking area for at least 3 cars, a summer kitchen and utility room plus another room used for storage.

Behind the barn are the stables, a tack room and a bread oven, as well as the chicken house.

Straight ahead is the large, mature garden which has a lovely swimming pool (8m x 4m), a lovely pool house with a bar and seating area, and plenty of space to run around playing football or rounders.

The majority of the land (13438m<sup>2</sup> = approximately three and a third acres) surrounds the garden on three sides and is fully fenced, giving you complete privacy in the garden. The rest of the land is just across the little lane (just under a hectare = about two and half acres) belonging to the property. All the land is suitable for grazing.

### Interior

From the courtyard you step into the beautiful dining kitchen (approx. 28m<sup>2</sup>) with a lovely island unit housing the double sink. There is lots of room for a large dining table and an 'insert' wood burner providing a cosy corner to snuggle amid the hubbub of family life in the winter months.

The entrance hall (approx: 11m<sup>2</sup>)...