

**SALE AGREED** Fabulous equestrian property in an idyllic location - 3 bedroom house, 7 stables and 4.7 ha



## INFORMATION

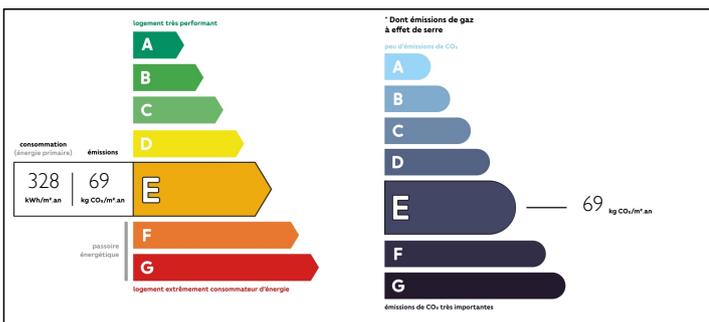
Town:	Saulgond
Department:	Charente
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	47000 m2

## IN BRIEF

This pretty renovated house will suit anyone with horses or animals due to the set up and location. All of the land is attached and the property is set back from a road and not overlooked. The popular towns of Confolens and Chabanais are approx 15 minute drive with Limoges airport approx 30 mins.



## 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

The property is situated on a quiet country road with a gated driveway taking you up to the house.

### MAINHOUSE

Ground floor:

Good sized entrance hall which leads to the living room (23.6m<sup>2</sup>) featuring beautiful exposed stone walls, beams and a cosy woodburner. Patio doors open onto the front terrace. On the other side of the entrance hall is a fitted kitchen (17.16m<sup>2</sup>) with a woodburning stove, electric oven and gas hob. A door from here leads into a useful utility room (4.8m<sup>2</sup>) with an and WC with direct access into the large barn.

1st floor:

A generous sized landing 9.6m<sup>2</sup> is currently used as a home office off of which are 3 double bedrooms (14.7m<sup>2</sup>, 10.7m<sup>2</sup>, 10.7m<sup>2</sup>) and a bathroom (7.6m<sup>2</sup>) featuring a bath, shower basin & wc.

### OUTBUILDINGS

Situated at one end of the front terrace is a summer kitchen (60m<sup>2</sup>), which makes a useful entertaining area and also houses the central heating boiler and oil tank. You can access the indoor stables from here if you wish.

The largest barn (133m<sup>2</sup>) houses a pantry (16.8m<sup>2</sup>) with mezzanine above, with room for several cars, horse trailer etc. At the rear of this barn are the pony stables, and larger horse sized internal stables in a larger covered yard (also ideal as a walk in shelter), in total there are 7 stables.

There is a haybarn and tractor area that could also be used for additional stabling. Small stone building for chickens with an outdoor enclosure.

### LAND

Apart from the garden to...

## LOCAL TAXES

Taxe foncière: **1233 EUR**

## NOTES