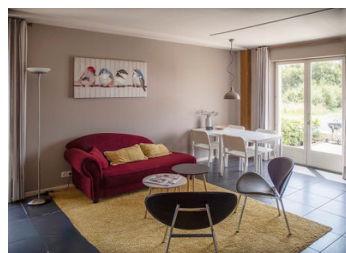
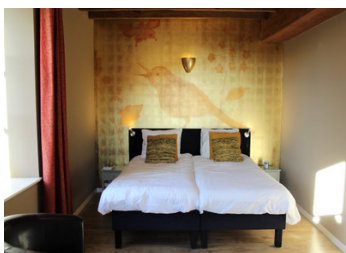


Magnificent gite complex with main house - 4 gîtes - function room - 2 safari tents - swimming pool.



INFORMATION

Town:	Moulismes
Department:	Vienne
Bed:	14
Bath:	9
Floor:	552 m2
Plot Size:	67260 m2



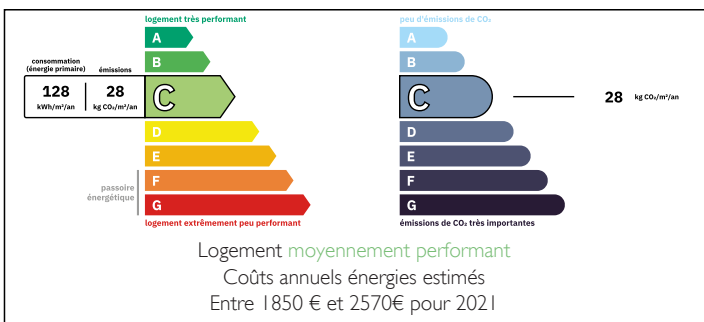
IN BRIEF

This is the sort of property that many of our customers dream about. Stunning location for this superb ensemble comprising a beautiful, fully renovated 5 bedroom stone farmhouse, 4 gîtes, a function room, 2 luxury safari tents fully equipped with sanitary facilities and kitchen in adjoining building. There are also various outbuildings that provide considerable potential for extension, a swimming pool and a children's play area, all set on over 16 acres of land.

Located on the outskirts of a small village which offers a good range of local facilities, in a very quiet location surrounded by beautiful countryside.

The popular town of Montmorillon, offering full amenities and services, is 11 km away. Poitiers airport is just under an hour's drive away (61 km) and Angoulême with its TGV high speed connections is 108 km away. It is...

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 current owners have lovingly restored this former farm to create a luxury and welcoming Gite Complex and family home.

The main house has been beautifully renovated, maintaining many original features and offers a substantial 197 m² of living space. The ground floor has been opened up to create a large open plan room (53 m²) consisting of a lounge area, which offers cosy seating in front of the beautiful fireplace. At the far end there is a fully equipped kitchen with a large dining table and there are french windows on both sides, one opening to the front of the property, the other to the patio area and rear garden. A door from the lounge area leads to a downstairs bedroom/office (12 m²) a utility room (9 m²) and boiler room (9 m²) A corridor from the kitchen area leads to the second bedroom (17 m²) Bathroom (8 m²) and toilet.

Stairs from the living area rise to the first floor where you will find 3 further bedrooms (36 m²) (16.5 m²) (22.5 m²) each with ensuite shower rooms and the master bedroom also has a walk-in dressing room which is currently being used as a childrens bedroom.

The house benefits from double glazing throughout, oil fired central heating with underfloor heating on the ground floor and a new roof.

LOCAL TAXES

Taxe foncière: **1 184 EUR**

NOTES

The gîtes have been renovated to a high standard but are no longer in operation due to the owners' health problems.

The largest...