LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32464DD86 Price: 590 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (556 604 EUR without fees)

Stunning equestrian property in beautiful countryside with 3 gîtes, stables, pool, & about 30 acres of land















INFORMATION

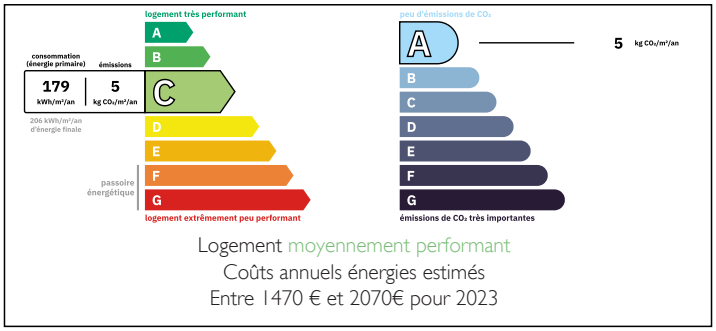
Town:	Persac
Department:	Vienne
Bed:	10
Bath:	5
Floor:	418 m2
Plot Size:	124606 m2

IN BRIEF

Set around a large private courtyard, with trees offering shade from the sun, this wonderful property, in an utterly peaceful setting, consists of four separate dwellings: the three bedroom family house where the owners live with their children; next door and all on one level are two ensuite bed and breakfast rooms, one of which is wheelchair accessible, and a huge kitchen which the guests can use as their own and where breakfast is provided, and two further self-catering cottages, one for six people and one for four, plus extra provision for babies.

In addition there is a gorgeous swimming pool, a stable block including four loose-boxes for horses, a tack room and and office, a gym and a garage and in a further outbuilding an original bread oven. The land, in picturesque rolling countryside extends to about...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1470 € et 2070€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1743 EUR**

NOTES

DESCRIPTION

1. Owners' accommodation

In the farthest corner of the courtyard is the beautiful home where the owners live with their teenage children. The living accommodation consists of an elegant open-plan living room (approx.43.5m²) with a contemporary kitchen and dining area at the courtyard end, and the sitting area set back, to offer more secluded space for the owners. There is a wood-burning stove half way along the wall of this room to offer warmth and cosiness in the winter, and partially glazed doors on two walls to facilitate the inside/outside lifestyle. Behind the kitchen, there is an entrance hallway with a loo and a spacious storage cupboard under the stairs . Upstairs on the first floor are three bedrooms (approx.17m², 13m² and 13m² respectively), a study area (approx: 12m²) a bathroom (approx: 9m²) with shower and double basin and a separate loo.

On the other side of the hall is a private utility room with storage space for the management of the gîtes and B&B rooms.

2. Chambres d'Hôtes (bed and breakfast)

Access through another door takes you into the huge kitchen (approx.31m²) which is where the guests in the B&B rooms are served their breakfast. They can also use this kitchen, if they want to cook for themselves or just relax in a nice space. There are two doors off this kitchen which lead to the spacious B&B rooms, the first of which (approx 18m²) is wheelchair accessible and has a large shower...