

A farmhouse to refresh with outbuildings set in 31ha of lovely attached land bordered by a river -



INFORMATION

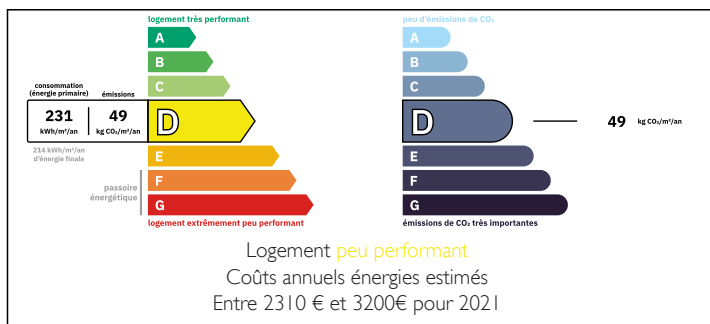
Town:	Adriers
Department:	Vienne
Bed:	6
Bath:	2
Floor:	154 m2
Plot Size:	309423 m2

IN BRIEF

Set at the end of a lane in a peaceful setting this property with its 31ha of land and outbuildings would make an ideal equestrian property or a farm. The house has an attached 2 bedroom gite all needing some updating. Great potential for a small holding or equestrian property.



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.



DESCRIPTION

Enter the property through large double gates into a large courtyard for parking

The single story house is entered through the front door directly into a large kitchen / dining / living room 6.1m x 4.9m - wood burning stove insert

Bedroom 1 2.8m x 4.9m

Bedroom 2 is connected to bedroom 1 2.8m x 5.1m

Bedroom 3 2.9m x 4.9m

Bedroom 4 3.5m x 3.5m

Separate toilet

Shower room 2.5m x 1.7m

There is a cave attached of 15m²

Attached to the house there is a 2 bedroom gite

Kitchen / dining / living room 3.8m x 6.4m

Bedroom 1 2.9m x 3.4m

Bedroom 2 3.1m x 5.3m

Shower room 2m x 2m

NOTES

Large attic of 189m² - potential to convert into more rooms as required with permission

Windows - single glazed

Heating - wood burner and oil fired central heating

Drainage - individual and we will assume non conforming

Outside there are a collection of outbuildings

One outbuilding totals approx 130m²

The large barn / workshop is 726m²

There is also a large hanger

The land is beautiful - there is a small pond and a small river that meanders and borders the land

The property is near to the village of Adriers where you will find a bar / grocery store/ pharmacy and bakers

The larger towns of L'isle Jourdain, Montmorillon and Bellac are all less than 30 minutes away

The airports at Limoges and Poitiers are also less than 1 hour away