

Fabulous equestrian property. 3 bed home, 7 stables in 2 large barns, 13 hectares grazing and covered manège



## INFORMATION

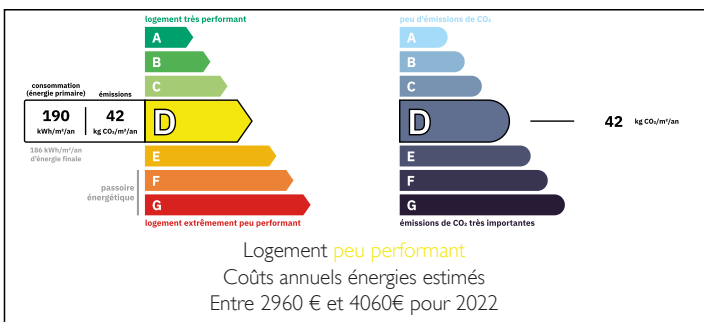
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	132476 m2



## IN BRIEF

This lovely 3 bed semi-detached house with pretty garden and private terrace has fabulous equestrian facilities with over 13 hectares of good flat grazing land. Located in a peaceful hamlet the property has 2 large barns that currently house 7 stables, with plenty of space for more, as well as equipment storage and a good sized tack room. There is a covered, open sided, sand arena of 40x15m with electric lighting, a hay store, a lunging/round pen and grass jumping paddock. The land is surrounded by natural shade/barriers from the established hedges and trees and fencing is by post and electric tape. The fields can be divided into various sized paddocks if required to allow for split groups, seasonal rotations and also for growing your own quality hay. There are double gates at the entrance to the...

## 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

This superb property is an equestrians dream well situated at the end of a small side street in a pretty hamlet.

The house has a large, welcoming, entrance hall with 2 good sized double bedrooms to the right hand side and a downstairs bathroom and storage cupboard at the far end.

To the left of the entrance hall is the attractive living room with fireplace. At the rear of the property is the bright kitchen, with aga, huge velux roof window, and patio doors leading to the covered private terrace overlooking the back garden. The dining room leads off the kitchen and has a wonderful old bread oven next to the woodburning stove.

The wooden staircase leads from the living room up to the mezzanine area, an ideal space to use as a home office that could equally be used as an extra bedroom for guests. The landing leads to the bathroom, with bath and separate shower cubicle, a storage cupboard and at the far end a fantastic master bedroom with double aspect windows.

To the side of the house, just the other side of the double gates leading into the property, you will find the equestrian facilities as well as a garage for one car. There are 2 large barns (94M<sup>2</sup> & 84.3m<sup>2</sup>) that currently house a total of 7 stables, with plenty of room for more if needed, and a tack room. Grass walkways, wide enough for quad/tractor access, lead to the...

## LOCAL TAXES

**Taxe foncière: 750 EUR**

## NOTES