LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41777SSG86 Price: 333 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (315 000 EUR without fees)

**Stone Built Equestrian Property with 4.5 HA/11 acres, sand arena, huge barn, panoramic views & heated Pool.**







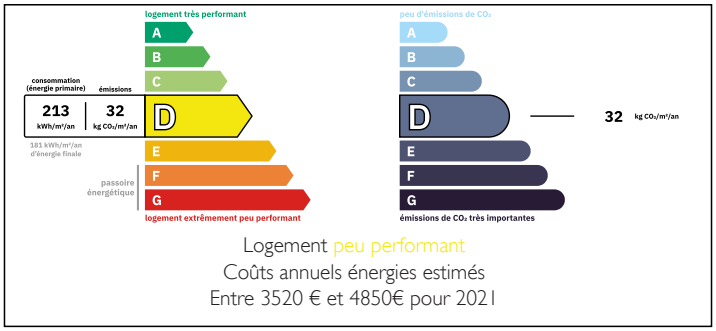








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 3520 € et 4850€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Millac |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 4 |
| Floor: | 170 m2 |
| Plot Size: | 45614 m2 |

## IN BRIEF

Superb equestrian property or smallholding.

The traditional stone farmhouse offers generous living space, including a large kitchen/diner with room for a family table, a snug area, a well equipped kitchen, a spacious and cosy lounge, and a convenient ground floor bathroom.

The kitchen leads out onto the large terrace, perfect for relaxing or entertaining with space for outdoor dining, sun loungers, and a heated swimming pool (9mx5m approx). Upstairs there are three spacious bedrooms, all with ensuite shower rooms and w/cs. The property has previously been run as a successful B&B.

Set within 4.5 hectares (approx 11 acres) of its own land with exceptional panoramic views. Equestrian facilities include a sand arena, shelters in every field, well draining land and direct access to off road

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:** | **773 EUR** |

## NOTES

## DESCRIPTION

This well-presented and attractive equestrian property or smallholding is set within 4.5 hectares (approximately 11 acres) of its own land and enjoys far-reaching panoramic views across the valley. The land comprises a combination of paddocks, fields and woodland, offering a practical and well-balanced layout. The property also benefits from a well located on the land.

The setting is secluded and rural without being isolated, making it ideal for those seeking space, privacy and a practical countryside lifestyle.

The traditional farmhouse opens into a spacious entrance hall with a conveniently located ground-floor bathroom. From here there is access to the kitchen/diner, the staircase and the lounge.

The farmhouse kitchen (approximately 35m²) is designed for everyday living and entertaining, with space for a large dining table, a snug area and a generous cooking and preparation zone. French doors lead directly onto a large decked terrace, creating an easy connection between indoor and outdoor living. The terrace offers space for dining and sun loungers and overlooks the heated 9m x 5m swimming pool, which is heated economically using the air source heat pump.

The lounge (34m²) is both comfortable and inviting, with a carpeted floor and a 21kW wood-burning stove providing a warm focal point. French doors open onto the terrace, allowing plenty of natural light and easy access to the outdoor entertaining area.

The ground-floor bathroom (6m²) is located opposite the main entrance, making it easily accessible from outside.

Upstairs, a large landing with high ceilings and exposed beams leads to...