LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42592NCL86 Price: 795 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR without fees)

31-hectare equestrian estate with character house and independent second site















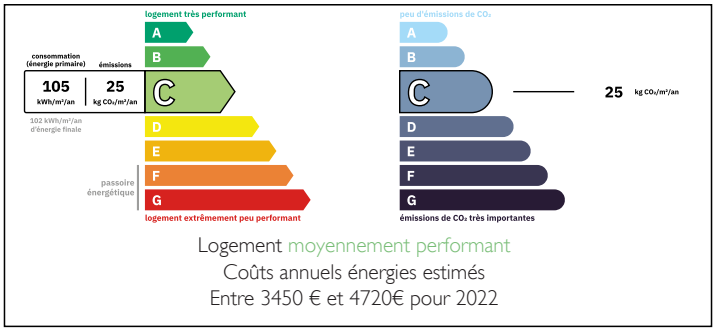
INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	5
Bath:	3
Floor:	308 m2
Plot Size:	250000 m2

IN BRIEF

Located in the Montmorillon area, in a quiet and unspoilt setting, this rare equestrian estate extends over 31 hectares of adjoining land and includes a fully renovated 308 m² family home, numerous outbuildings and comprehensive equestrian facilities. The property benefits from an attractive natural environment, with an adjoining 4-hectare park available for use, extending the land directly. A second independent site, just 200 metres away, completes the offering and includes a currently rented house and several agricultural buildings. This estate is suitable for an equestrian business, agricultural or tourism project, or as a spacious family residence in the countryside, while remaining close to major transport links.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3450 € et 4720€ pour 2022

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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NOTES

DESCRIPTION

Situated in the Montmorillon area, in a preserved natural environment, this 31-hectare equestrian estate represents a rare opportunity combining a renovated character house, extensive outbuildings and fully operational equestrian infrastructure.

Main house

The main house offers 308 m² of living space, fully renovated with care, combining generous volumes and modern comfort, suitable for family living or hospitality projects.

The ground floor comprises an entrance hall, a utility/back kitchen, a fitted kitchen open onto a vast living area of over 120 m² featuring a central wood-burning stove, a master suite with shower room and WC, a laundry room and a secondary service entrance.

Upstairs, a large landing that can be used as an office leads to a second master suite with dressing room and full bathroom (bathtub, large walk-in shower, double washbasin and WC), three additional bedrooms, a shower room with large walk-in shower and double washbasin, a separate WC and a second dressing room.

The property benefits from double-glazed windows throughout. An independent studio completes the residential accommodation.

Outside, an enclosed courtyard provides access to a terrace adjoining the swimming pool, creating a private and convivial outdoor living space.

Outbuildings and equestrian facilities

The estate includes numerous outbuildings and fully equipped equestrian facilities, including:

Two stables, one with individual boxes and a second with 10 boxes, a treatment room and loose housing