

Charming rural property with barn, paddocks and over 1.5 Hectares



INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	15170 m2

IN BRIEF

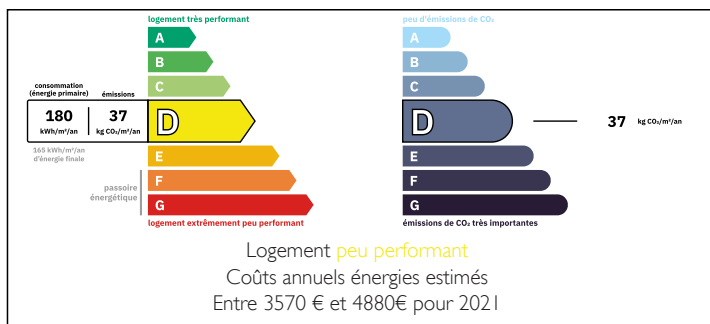
Enjoy the space and freedom of country living with this attractive stone farmhouse, set in a peaceful hamlet and surrounded by approximately 1.5 hectares of flat pasture and gardens.

Perfect for horse owners, hobby farmers, or those simply looking for room to pursue their interests, the property combines comfortable family accommodation with excellent outbuildings and land.

The house offers spacious and flexible living areas, including a welcoming kitchen and dining room with a wood-burning stove, creating a cosy heart to the home. A bright sitting room opens onto the garden through French doors, while a separate ground-floor room provides the flexibility to be used as a home office, guest bedroom or playroom. A family bathroom completes the ground floor.



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

On the first floor are five bedrooms and a second bathroom, providing plenty of space for family and visitors.

Outside, the impressive barn is a real asset. Currently arranged with stables and storage areas, it offers enormous potential for a variety of uses, from equestrian facilities and workshops to vehicle storage or conversion projects, subject to any necessary permissions.

The surrounding land is divided into level paddocks that have previously been used for horses and are ideally suited to equestrian or smallholding activities. Riders and walkers will appreciate the direct access to countryside tracks and trails from the property. There is another 1.5 hectare riverside meadow available to purchase.

Despite its tranquil setting, everyday amenities remain close at hand, with a village shop and restaurant just 2 km away and larger towns within a short drive.

A versatile country home offering character, space and endless possibilities in a beautiful rural setting.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES