

## Spacious Barn Conversion on 4 Hectares with Excellent Equestrian Facilities



## INFORMATION

Town:	Reffannes
Department:	Deux-Sèvres
Bed:	4
Bath:	1
Floor:	270 m <sup>2</sup>
Plot Size:	40041 m <sup>2</sup>

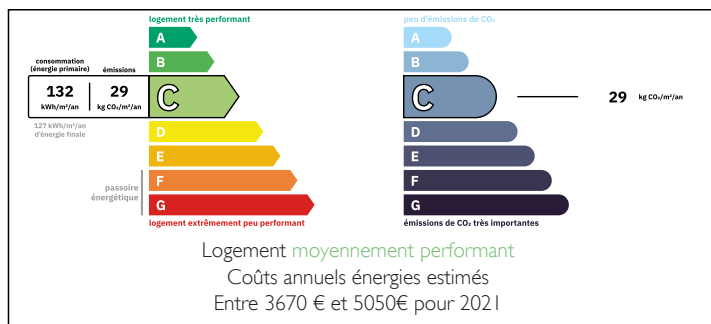


## IN BRIEF

Set within approximately 4 hectares of pasture and countryside, this attractive equestrian property combines a spacious barn conversion with excellent facilities for horses and an enviable rural lifestyle. The light-filled four-bedroom home offers impressive open-plan living with vaulted ceilings, exposed beams and far-reaching views across the surrounding landscape. Designed with equestrian living in mind, the house enjoys direct access to the stables, making daily horse care effortless.

Outside, the property benefits from stabling, a 20m x 40m arena, quality grazing land and a range of useful outbuildings. Whether you are seeking a private equestrian home, a smallholding or a property with scope for tourism or business projects, the versatility and potential on offer are considerable. Conveniently located between Parthenay and Saint-Maixent-l'École, this is a rare opportunity to enjoy country living while remaining

## ENERGY - DPE



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.



## DESCRIPTION

Approached via a private lane and set within approximately 4 hectares (over 40,000m<sup>2</sup>) of pasture and countryside, this attractive equestrian property offers an increasingly rare combination of space, privacy, equestrian facilities and future potential.

At the heart of the property is a spacious barn conversion that has been thoughtfully designed to create a comfortable family home while retaining the character and volume of the original building. The house enjoys a wonderful sense of light and openness throughout, with exposed beams, impressive ceiling heights and large windows framing views across the surrounding countryside.

The entrance hall provides access to a guest WC, a home office and a practical utility room. A particularly appealing feature for horse owners is the boot room, which leads directly into the stables, allowing easy access to the horses whatever the weather.

The centrepiece of the home is undoubtedly the magnificent open-plan living area of approximately 120m<sup>2</sup>. Filled with natural light and benefiting from a cathedral-style ceiling, this impressive space combines a fitted kitchen, dining area, sitting room and study area in one sociable and versatile environment. Large glazed openings create a seamless connection with the outdoors and make the most of the property's peaceful rural setting. Underfloor heating throughout the ground floor ensures year-round comfort.

A staircase rises to a substantial mezzanine level overlooking the living space below. This floor offers four generously proportioned bedrooms, a family bathroom and a separate WC, providing comfortable accommodation for family and guests alike.

Designed around an equestrian lifestyle,...

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## NOTES