LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46802REM16 Price: 424 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (400 000 EUR without fees)

Fabulous 4 bedroom property, with 2 large barns, indoor stables, and 3 bedroom attached gite

EXCLUSIVE







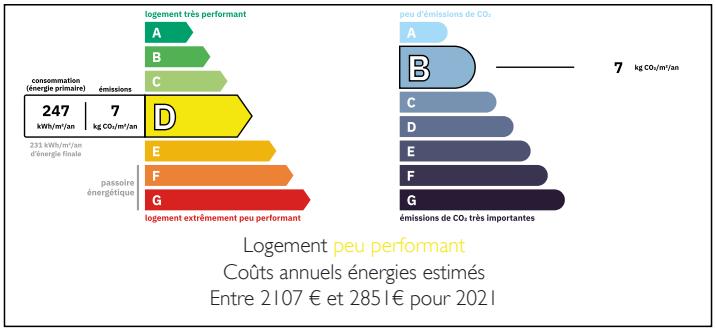








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2107 € et 2851€ pour 2021

INFORMATION

Town:	Verneuil
Department:	Charente
Bed:	7
Bath:	2
Floor:	297 m2
Plot Size:	48947 m2

IN BRIEF

Set in a peaceful, secluded location, this wonderful rural property offers a rare opportunity for equestrian enthusiasts or those seeking a lifestyle retreat. The estate comprises a spacious 4-bedroom main house, an attached 3-bedroom gîte ideal for guests or holiday rental, and approximately 5 hectares of land.Large equestrian barn of 576m2 with 3 indoor stables.
In ground salt water pool of 10 X 5m with outdoor summer kitchen and terrace completes this great property!

The property benefits from two large barns, indoor stables, and excellent facilities for keeping horses, with ample grazing and space for riding. Surrounded by countryside and enjoying complete privacy, it combines practicality with tranquillity.

Whether you're looking for a family home, an equestrian business, or a property with income

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2359 EUR**

NOTES

DESCRIPTION

Exceptional Equestrian Estate with Gîte, Swimming Pool, Extensive Outbuildings and 5 Hectares

Nestled in a peaceful and secluded countryside setting, this impressive equestrian property offers an exceptional opportunity to enjoy rural living with excellent facilities for horses, guest accommodation, and business potential. Set within approximately 5 hectares of land, the estate comprises a spacious four-bedroom farmhouse, an attached three-bedroom gîte, extensive barns, indoor stabling, and a swimming pool.

Main House – 214m² Habitable

The welcoming farmhouse combines generous living accommodation with traditional character. The heart of the home is a substantial 41m² farmhouse kitchen, complete with a Rayburn providing both central heating and cooking facilities.

The ground floor also comprises:

Spacious 71m² lounge with wood-burning stove and three sets of double doors opening onto the gardens and terraces.
Comfortable 16m² snug/living room.
Ground floor bedroom (7m²).
Family bathroom (6m²) with walk-in shower.
Separate WC.
Boiler room (4m²).
Useful understairs storage.

The first floor offers:

Principal bedroom (13m²).
Second bedroom (10m²) with Velux window.
Fourth bedroom (6m²), ideal as a child's room, nursery or office.
Family bathroom (9m²) with bath.
Attractive 13m² conservatory overlooking the front of the property.
Attached Three-Bedroom Gîte