LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47117TAL86 Price: 840 000 EUR

agency fees to be paid by the seller

Equestrian property with large house and gîtes, sleeps up to 19, pool, equestrian facilities, woods, pastures.















INFORMATION

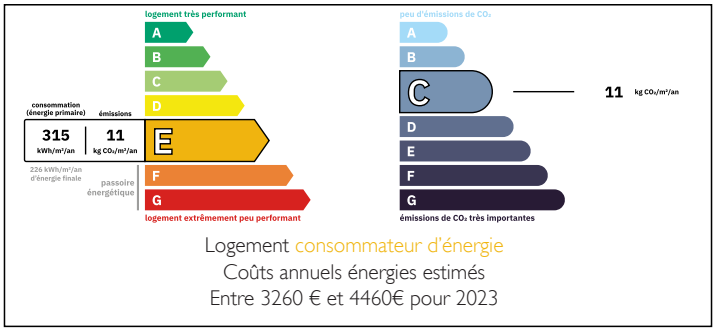
Town:	Mondion
Department:	Vienne
Bed:	14
Bath:	7
Floor:	616 m2
Plot Size:	32500 m2

IN BRIEF

Exceptional Country Estate: Main House, Gîtes, Wellness Facilities & Equestrian Setup on 3.2 Hectares

Ideally situated in a peaceful setting on over 7 acres (3.2 hectares / 32,570 m²) of partially wooded grounds, this unique property features 3 main buildings. It offers outstanding potential for a holiday letting business (gîtes), a boutique equestrian facility, or a multi-generational family estate.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3260 € et 4460€ pour 2023

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

Exceptional Country Estate: Main House, Gîtes, Wellness Facilities & Equestrian Setup on 3.2 Hectares

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Main House

• Ground Floor: An entrance opening into a fitted kitchen, a spacious and bright living/dining room, an office, and two functional utility rooms.
• First Floor: A sleeping area comprising 3 bedrooms (2 featuring their own private shower rooms) and a separate WC.
• A separate laundry facility completes the main house.

Guest Accommodation & Gîtes

• Gîte 1 (Spacious & Family-Friendly):
o Ground Floor: Living room, dining room, kitchen, 2 bedrooms, bathroom, and WC.
o First Floor: 2 additional bedrooms, shower room, and separate WC.

• Gîte 2 (Charming & Comfortable):
o Ground Floor: Entrance hall, kitchen, welcoming living/dining room, WC.
o First Floor: 2 bedrooms, shower room, and separate WC.

• Independent Studio:
o Open-plan living space including lounge, dining area, and kitchen, 1 bedroom, shower room, and WC.

• Outdoor Guest Area: A dedicated relaxation area offering a private terrace for each rental, ensuring complete privacy for your guests.