LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48436REM16 Price: 292 110 EUR

agency fees included: 7 % TTC to be paid by the buyer (273 000 EUR without fees)

Gorgeous 4 bedroom equestrian property with 3.5 hectares, riding area and large barn with 5 stables















INFORMATION

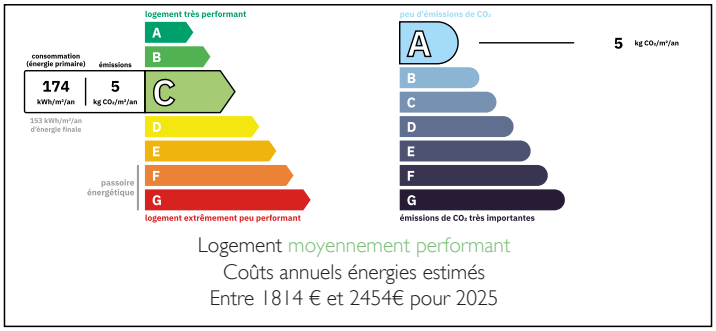
Town:	Verneuil
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	34179 m2

IN BRIEF

Charming Equestrian Property in a Beautiful Natural Setting

This attractive equestrian property offers 3.5 hectares of land, a dedicated riding area and a large barn with five stables, arranged around a traditional courtyard. The property features four bedrooms and two bathrooms and a roof renewed in 2007. Ideally located close to lakes and scenic riding trails, it offers an excellent opportunity for horse lovers seeking space, tranquillity and access to outdoor pursuits. There is also the possibility of purchasing an additional hectare of land.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1814 € et 2454€ pour 2025

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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LOCAL TAXES

Taxe foncière:	**1652 EUR**

NOTES

DESCRIPTION

Spacious Equestrian Property with 3.5 Hectares of Land

This attractive equestrian property offers a wonderful opportunity for horse lovers seeking a home with extensive facilities, land and access to beautiful countryside. Set around a charming courtyard, the property sits within approximately 3.5 hectares of land and benefits from a dedicated outdoor riding and training area, a large barn with five stables and an additional hangar. There is also the possibility of purchasing a further hectare of land.

The House

The ground floor features a spacious 45m² lounge, complete with a powerful 13kW wood-burning stove, creating a warm and welcoming living space. The separate 11m² kitchen offers practical everyday functionality.

Also on the ground floor is a generous 19m² bedroom and a 10m² bathroom, providing convenient single-level living.

Upstairs, the property offers three further bedrooms measuring 11m², 11m² and 12m², together with a 7m² office, ideal for working from home or as a hobby room. A 9m² shower room and a spacious 15m² landing complete the first floor.

The house benefits from double glazing, pellet heating and a roof renewed in 2007. The property has an energy performance rating of DPE C.

Outside and Equestrian Facilities

The buildings are arranged around a traditional courtyard, creating a practical and appealing layout for both residential and equestrian use.

The extensive outbuildings include: