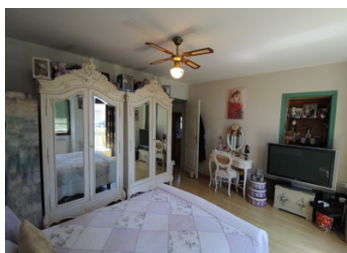


4/5 bed farmhouse with a 12 acre lake, gites and outbuildings set in a beautiful rural location



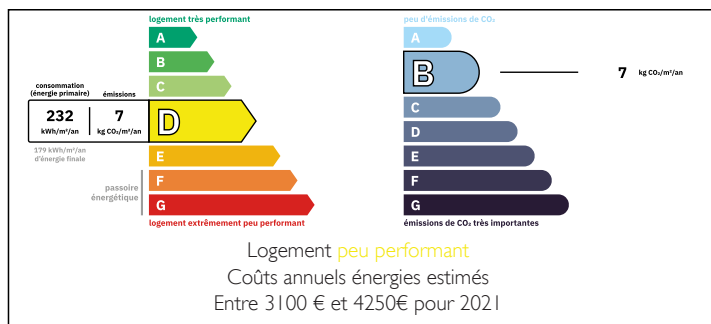
INFORMATION

Town:	La Puye
Department:	Vienne
Bed:	9
Bath:	5
Floor:	256 m2
Plot Size:	89039 m2

IN BRIEF

This lovely farmhouse sits at the end of a lane and comes with a near 12 acre fishing lake and has numerous outbuildings including gites, stables, barns and an anglers cabin etc. and also has an above ground pool. The main house has a large living room, a kitchen/dining room, 5 rooms currently used as bedrooms, including one on the ground floor and 2 bathrooms. The gite is split over 2 levels, the one on the ground floor has a kitchen/dining room and 2 ensuite double bedrooms and the one on the first floor has a large living area with kitchen, a shower room and 2 bedrooms. The property is only 2mins from a village with amenities and only 15km from the medieval city of Chauvigny, which has all amenities and a regular market. At around 20km is...

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

This lovely farmhouse sits at the end of a lane and comes with a near 12 acre fishing lake and has numerous outbuildings including gites, stables, barns and an anglers cabin etc. and also has an above ground pool.

The main house has a large dual aspect living room with a wooden ceiling, exposed beams and a large woodburner, a kitchen/dining room with plenty of worktops and exposed wooden beams and a stable door. There are 5 rooms currently used as bedrooms, including one on the ground floor and 2 double and 2 singles on the first floor. There is a bathroom on the ground floor and a laundry room and on the first floor there is a shower room.

There is a separate gite which is laid out over 2 levels, the one on the ground floor has a kitchen/dining room and 2 ensuite double bedrooms and the one on the first floor has a large living area with kitchen, a shower room and 2 bedrooms.

The property is only 2mins from a village with amenities and only 15km from the medieval city of Chauvigny, which has all amenities, a regular market and also has rare bird displays from the ramparts of the old castle and a "velorail" which gives you the chance to pedal along a disused railway line and take in some of the fantastic scenery. At less than 20km is the UNESCO world heritage abbey at Saint-Savin.

The airport at...

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES