

A farmhouse to refresh with outbuildings set in 31ha of lovely attached land bordered by a river -



INFORMATION

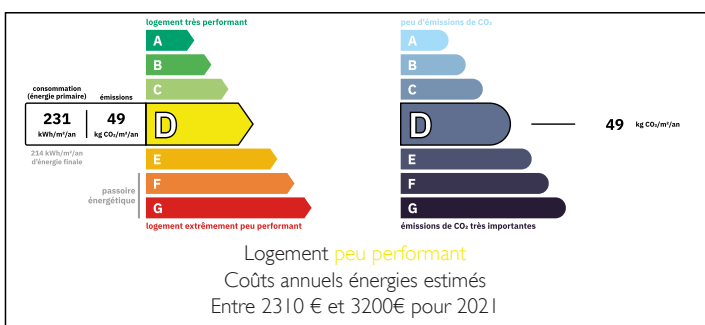
Town:	Adriers
Department:	Vienne
Bed:	6
Bath:	2
Floor:	154 m2
Plot Size:	309423 m2



IN BRIEF

Set at the end of a lane in a peaceful setting this property with its 31ha of land and outbuildings would make an ideal equestrian property or a farm. The house has an attached 2 bedroom gite all needing some updating. Great potential for a small holding or equestrian property.

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

Enter the property through large double gates into a large courtyard for parking

The single story house is entered through the front door directly into a large kitchen / dining / living room 6.1m x 4.9m - wood burning stove insert

Bedroom 1 2.8m x 4.9m

Bedroom 2 is connected to bedroom 1 2.8m x 5.1m

Bedroom 3 2.9m x 4.9m

Bedroom 4 3.5m x 3.5m

Separate toilet

Shower room 2.5m x 1.7m

There is a cave attached of 15m²

Attached to the house there is a 2 bedroom gite

Kitchen / dining / living room 3.8m x 6.4m

Bedroom 1 2.9m x 3.4m

Bedroom 2 3.1m x 5.3m

Shower room 2m x 2m

NOTES

Large attic of 189m² - potential to convert into more rooms as required with permission

Windows - single glazed

Heating - wood burner and oil fired central heating

Drainage - individual and we will assume non conforming

Outside there are a collection of outbuildings

One outbuilding totals approx 130m²

The large barn / workshop is 726m²

There is also a large hanger

The land is beautiful - there is a small pond and a small river that meanders and borders the land

The property is near to the village of Adriers where you will find a bar / grocery store/ pharmacy and bakers

The larger towns of L'isle Jourdain, Montmorillon and Bellac are all less than 30 minutes away

The airports at Limoges and Poitiers are also less than 1 hour away