

Equestrian property offering a 4/5 bedroom house, 8 boxes, paddocks, arena, tack room, barns, pool + much more.



INFORMATION

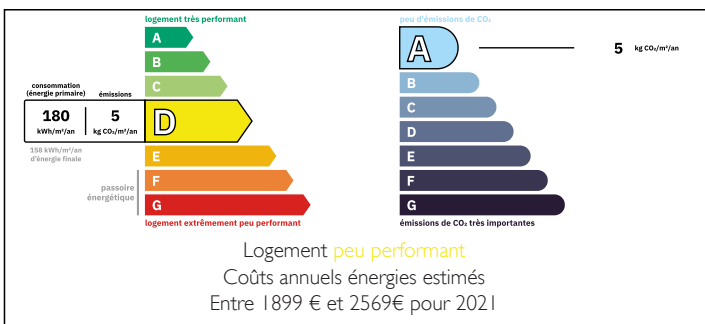
Town:	Magné
Department:	Vienne
Bed:	5
Bath:	2
Floor:	297 m ²
Plot Size:	36774 m ²



IN BRIEF

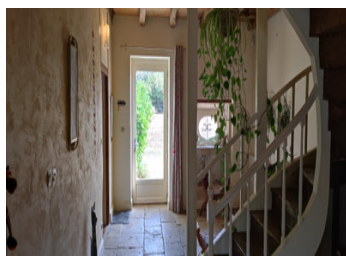
Wow, This equestrian property, just 30 mins from Poitiers, has a 4/5 bedroom house, pool, garden and equestrian facilities ready for it's new owner to move into and create their own dreams. Idyllic setting with views across the paddocks and countryside walks on the doorstep. Book your viewing today to avoid disappointment.

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

30 minutes from Poitiers Sud, department 86, equestrian property comprising:

Charming house 297m² (+100m² of convertible attic space) on 3.7 hectares (+3 rentable hectares), swimming pool + equestrian facilities: 60x30 arena, 8 boxes, 200m² barn, tack room, shower, and other outbuildings.

Numerous possibilities: for nature lovers with their horses, equestrian activities, owner stables, equestrian gîte, guest rooms, reception venue, seminars, the choice is yours.

Direct access to walking/hiking trails.

Close to shops, schools and college 7 minutes away, secondary school 24 minutes away.

House offers :

- * Ground floor: entrance hall, living room, lounge, kitchen, utility room, shower room, toilet, office, second entrance into a large storage room that could be converted into a bedroom

- * Cellar under the kitchen

- * First floor: four bedrooms, three of which are large, bathroom, toilet + possibility of converting the attic on this floor

- * On the second floor: former maid's rooms are waiting to be converted if more space is required.

- * Boiler room with new generation wood-fired boiler, with 2 thermodynamic water heaters of 1000 L each, installed in September 2023, with enough wood on the property to be self-sufficient, possibility of adding a pellet silo if preferred.

Bread oven.

- * Double glazing and insulation

- * Roofs redone in 2017

10x5 swimming pool with concertina cover.

Garden all around.

Drainage to be renovated and resized according to the project.

Equestrian facilities:

- * 60x30 sand arena

- * Havrincourt round pen

- * 200 m² barn with 5 boxes, broodmare box

- * Second building with tack room, preparation stall,

LOCAL TAXES

Taxe foncière: 1340 EUR

Taxe habitation: EUR

NOTES