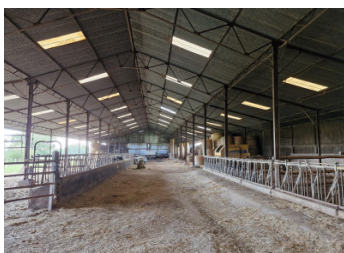


Equestrian property – 300 m house with 5 bedrooms set on 25 hectares! A true country estate.



INFORMATION

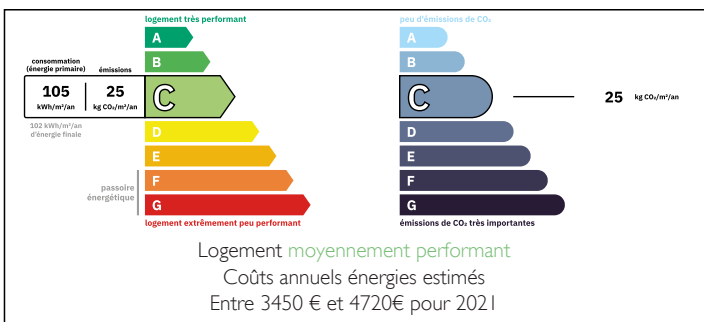
Town:	Montmorillon
Department:	Vienne
Bed:	5
Bath:	3
Floor:	308 m ²
Plot Size:	250000 m ²



IN BRIEF

Located in the Montmorillon area, in a peaceful and preserved setting, this 25-hectare equestrian estate offers a renovated family home, numerous outbuildings, and equestrian facilities. A family home with the possibility of converting one of the many outbuildings. Everything you need for a stud yard, a riding centre, or simply the perfect 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

Montmorillon area – peaceful setting in a preserved environment

This 25-hectare equestrian estate combines a beautifully renovated family home, numerous outbuildings, and excellent equestrian facilities.

Main house – 308 m² of living space

The ground floor includes an entrance hall, a utility room, a fully fitted kitchen opening onto a spacious living area of over 120 m² with a central wood stove, a master suite with shower room and WC, a laundry room, and a service entrance.

Upstairs, a large landing can be used as an office. There is a second master suite with dressing room and a bathroom (bathtub, large shower, double sink, and WC), three additional bedrooms, a shower room with double sink, a separate WC, and a second dressing room.

All windows are double-glazed, and an independent studio completes the living space.

In front of the house, a walled courtyard features a terrace next to the swimming pool, creating a welcoming and private outdoor area.

Equestrian facilities include:

Two stables blocks

One with individual boxes, the other with 10 open boxes, a treatment room, hard standing area, a tack room, a storage loft, and a grain storage unit

Open shed for vehicles and agricultural equipment

Workshop

Chicken coop

Kennels

Barn for hay storage

LOCAL TAXES

Taxe habitation:

EUR

NOTES