

A super 89ha farm offering a spacious 5-bedroom farmhouse, 2-bedroom gîte and outbuildings



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Lathus-Saint-Rémy |
| Department: | Vienne            |
| Bed:        | 7                 |
| Bath:       | 4                 |
| Floor:      | 258 m2            |
| Plot Size:  | 889612 m2         |

## IN BRIEF

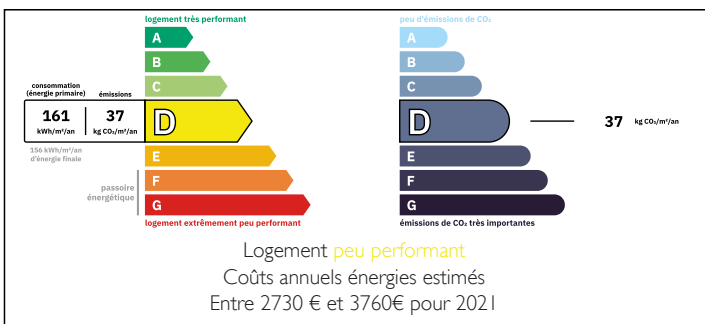
Set in an enviable countryside location, this exceptional property comprises 89 hectares of versatile farmland, plus an additional 18ha rented, a beautifully appointed five-bedroom farmhouse (258m<sup>2</sup>), extensive outbuildings, and a generous two-bedroom gîte (139m<sup>2</sup>)—perfect for extended family, guests, or holiday rental income.

The main farmhouse offers bright and spacious living across two floors, with multiple reception rooms, modern comforts, and plenty of character. The separate gîte provides an independent home with its own kitchen, living spaces, and bedrooms, creating superb potential for dual living or income generation.

A wide range of outbuildings—including barns, hangars, workshops, and a garage with electric car charging—make this an ideal property for farming, equestrian pursuits, or simply enjoying the space and freedom of country living.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Enter the property via an impressive driveway from the quiet lane

In front of you you have the main farmhouse with the gite to the left and all the outbuildings to the right

Front door to the main farmhouse

Dining room 4.7m x 4.9m - wood burning stove

Open plane kitchen 2.8m x 4.7m with breakfast bar

Living room 4.7m x 5.8m

a door to the games room 4.5m x 5m

WC

Door to Office from the living room - 4.2m x 5m

Door to gym 4.9m x 4.4m

Door from living room to the two downstairs bedrooms

Bedroom 1 2.7m x 4.1m

Bedroom 2 5m x 2.9m

Utility room 2.8m x 4.7m

Stairs from living room to first floor

Large landing of 4.4m x 4.5m

Bedroom 3 3.9m x 4.4m

Bedroom 4 4.3m x 4.6m

Master bedroom 5 8.8m x 4.7m with en-suite bathroom and wc 3.2m x 1.9m with fantastic countryside views over your land

Family bathroom and wc 4.2m x 4.7m with stand alone bath tub

2nd House (Gite)

Main door to entrance hall 4.4m x 3.1m

Living / dining room 7.9m x 5.6m with wood burning stove and 2 x air conditioning units

Kitchen 7m x 3.2m

Conservatory 3.8m x 3.4m

Bedroom 1 3.2m x 3.4m with en-suite bathroom and wc 2.5m x 1.3m plus a large built in cupboard

Bedroom 2 2.7m x 3.4m

Bathroom with wc 2.5m x 3.3m

Boiler room 2.1m x 2.6m

Upstairs on the first floor a large mezzanine 3.2m x 4.5m and an attic room of 4.5m x 2.8m which could be...