

UNDER OFFER Equestrian property, over three hectares of land. Wooden house, four bedrooms, eight horse boxes.



INFORMATION

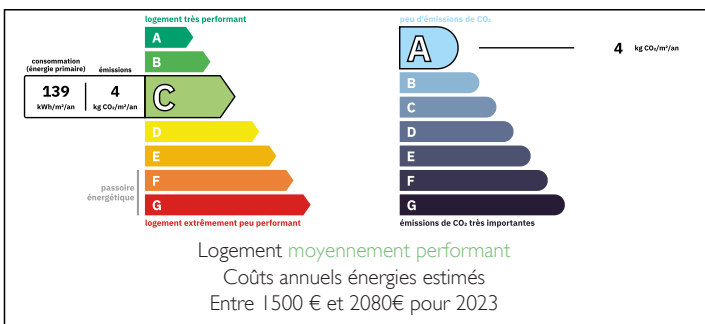
Town:	Soumèras
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	33352 m2



IN BRIEF

Spacious equestrian property ready to welcome you and your horses. The house and outbuildings lie in the centre of 3.3 totally fenced hectares with several wooden shelters.

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

Built in 2006 this equestrian complex is a timber U shaped construction comprising the house and two wings with garages, sellerie, eight horse boxes including two larger boxes. The land is entirely fenced to provide several different grazing areas and there is also a round lunging pen.

The house provides a vast, bright living area with a cathedral ceiling and a recently fitted kitchen. The living area has large french windows looking out towards the well and to either side the stables. A corridor leads to four bedrooms, a bathroom with bath, italien style shower and double hand basin and a separate toilet. The attic lies above the bedrooms. The house is entirely fitted with double glazing.

To either side of the house, there are two garages, storage space, a tack room and eight horse boxes each with a window at the back of the box.

The house is equipped with a heat pump which provides heating via air outlets in each room which are independently controlled.

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

Living area and kitchen - 61m²

Corridor - 13m²

Entrance - 9m²

Bedroom 1 - 11m²

Bedroom 2 with fitted wardrobe - 11,4m²

Bathroom - 8,94m²

Toilet - 1,69m²

Bedroom 3 with fitted wardrobe and double doors leading outside - 12,5m²

Bedroom 4 with fitted wardrobe and double doors leading outside - 12,6m²

Garage 1 et 2 - 27,5m²

Tack room and storage room - 44m²

Six horse boxes - 11m²

Two larger boxes - 18m²

NOTES

Information about risks to which this property is exposed is available on the Géorisques...