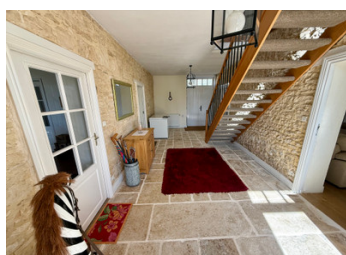


A stunning family home with four en-suite bedrooms, heated pool, paddock, woodland and no near neighbours



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Romagne  |
| Department: | Vienne   |
| Bed:        | 4        |
| Bath:       | 4        |
| Floor:      | 274 m2   |
| Plot Size:  | 50200 m2 |

## IN BRIEF

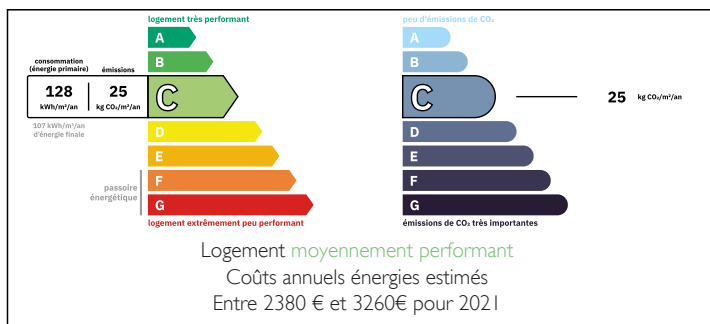
Set on the edge of an attractive hamlet, this exceptional estate combines refined living with outstanding versatility.

The spacious main house offers character-filled reception rooms, a well-appointed kitchen and generous bedrooms, ideal for family life or hosting guests. Surrounded by landscaped gardens and extensive pastureland, the property is perfectly suited to equestrian use, with outbuildings ready for stabling or further development.

A swimming pool and terraces enhance the outdoor lifestyle. With multiple buildings and land, the estate also lends itself to gîtes, retreats or event hosting.

Located within easy reach of Poitiers and Futuroscope, it offers both tranquillity and excellent access, making it ideal as a luxury home or lifestyle investment.

## 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 foncière: 418 EUR**

## NOTES

## DESCRIPTION

Prestigious Country Estate with Equestrian Facilities & Income Potential - A Refined Rural Retreat near Poitiers

Set within an unspoilt hamlet in the picturesque Vienne countryside, this exceptional estate offers a rare combination of elegance, land, and versatility. Surrounded by gently rolling farmland and open skies, the property delivers complete tranquillity and privacy - perfectly suited to discerning buyers seeking a luxurious rural lifestyle without sacrificing accessibility.

### The Residence - Space, Character & Comfort

The main house exudes charm and authenticity, showcasing generous volumes, natural light, and a seamless balance between traditional character and modern comfort. Multiple reception rooms provide refined yet welcoming spaces for both entertaining and relaxed family living, with features such as exposed stonework, and fireplaces enhancing the home's timeless appeal.

A well-appointed kitchen forms the heart of the home, ideal for both everyday living and hosting on a grand scale. Flowing living areas open onto the gardens, creating an effortless indoor-outdoor lifestyle during the warmer months.

The accommodation is equally impressive, offering a collection of spacious bedrooms and flexible additional rooms that can easily adapt to suit guest suites, home offices, or private retreats. The layout is perfectly suited to multi-generational living or hospitality use.

### Grounds & Outdoor Living – A Private Estate Environment

The estate unfolds across beautifully maintained grounds, combining landscaped gardens with expansive pastureland. Mature trees, natural borders and open views create a sense of seclusion and refinement rarely found.