

Outstanding equestrian property, with renovated 4 bedroom house, 5 internal stables, arena and over 12 acres.



## INFORMATION

Town:	Saint-Sornin-la-Marche
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	221 m2
Plot Size:	50755 m2

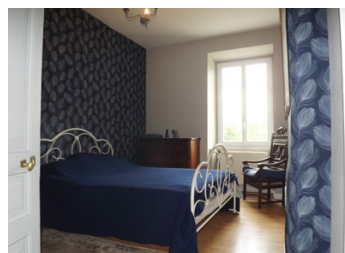
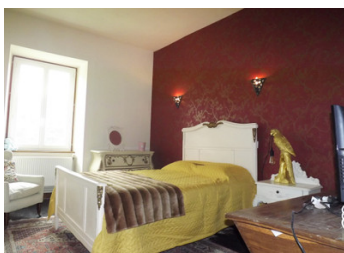
## IN BRIEF

Not to be missed! This beautiful property is ideal for horses or as a small holding.

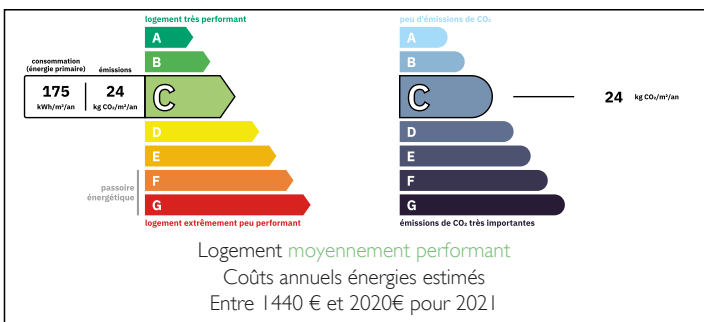
The elegant detached house has been recently renovated throughout with new electrics, 2 new wood-burners and an eye-catching kitchen. Currently with 4 superbly decorated double bedrooms and 2 bathrooms, over 2 floors, the third floor of this house is also ready to be converted into more accommodation - perfect for a B&B perhaps?

The fenced land of over 5 hectares surrounds the house and 5 internal stables have been cleverly designed in one of the many outbuildings, still with space for more if required. Bridle paths lead straight from the property for miles into the idyllic countryside and a new sand 40x20m arena makes this the equestrians dream

Further outbuildings offer a garage and workshop space away from the stables perfect...



## 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

The ideal equestrian property is perfectly situated in the centre of its own land. With only 1 other property in the vicinity, impossible to be over-looked, this beautifully renovated house offers;

Stunning kitchen/diner with brand new fitted kitchen, as well as a new wood burner. Bright and airy living room with new woodburner in the attractive fireplace. Second reception room at the rear of the house with fireplace and sink. Ideal as a laundry, boot/dog room or to be adapted to suit your needs into a dining room or home office.

Downstairs wc and separate shower room as well as a handy storage cupboard for coats and boots.

A charming wide wooden staircase leads to the first floor landing opening on to 4 large double bedrooms with double glazing and a modern bathroom with bath. 2 of the bedrooms have recently had new carpet fitted creating a comfy, homely space to relax in.

The staircase continues up to the top floor where you find an enormous space ready to develop into more accomodation. The walls and floor have been boarded out and the new electrics are ready to be positioned depending on the new owners requirements. With the same floor space as the level below it would be easy to add up to another 4 bedrooms and a further bathroom (plumbing already on this top floor) on this level which could be ideal as a chambre d'hote business.

Outside the attached barn...

## LOCAL TAXES

**Taxe foncière: 480 EUR**

**Taxe habitation: EUR**

## NOTES