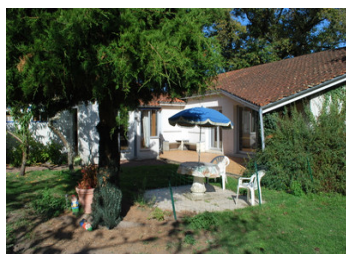


A wonderful smallholding / equestrian property on just over 3 acres of land with 2 gites



## INFORMATION

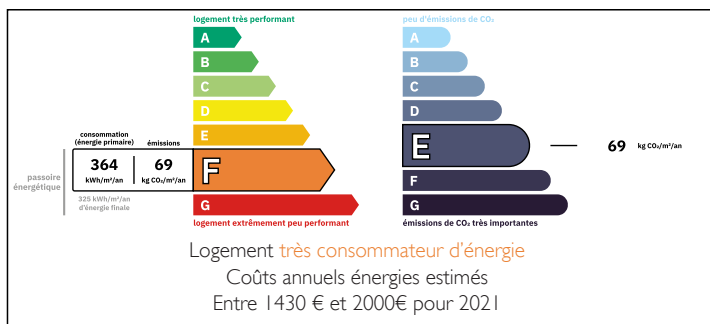
Town:	Saulgé
Department:	Vienne
Bed:	4
Bath:	3
Floor:	233 m2
Plot Size:	12607 m2



## IN BRIEF

3 properties all attached - currently a one / two bedroom main residence with attached single story one bedroom and two bedroom gites; potential for business opportunity or for extended family - good sized plot for a smallholding

## 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 from the road through large double metal gates

Driveway that spans the front of all houses and outbuildings - parking for several cars

Main House

Door into house ( centre house)

Living room 5m x 3.9m with fireplace for wood burner

Dining room 4m x 4.8m - conservatory - doors to patio / terrace - wood burning stove

Kitchen 2.2m x 3.6m

First floor

Bedroom 1 - 4m x 3.6m with en-suite shower room- balcony overlooking the garden

Office space - 3.9m x 5m with WC - could be made into a 2nd bedroom

Attached house / Gite -single story (to the left)

Impressive vaulted ceiling - Living room / kitchen / diner - 7.5m x 5m with wood burning stove and doors to garden

Bedroom - 4.4m x 3.5m

Separate WC

Bathroom - 1.8m x 2.8m

Hallway to door to centre house

This gite has its own front door

Could be used as the main house as required

Attached 2nd Gite - single story ( to the right of the main house)

Living room 4.9m x 5.4m with wood burning stove and door to back garden

Bedroom 1 2.9m x 4.4m

Bedroom 2 2.9m x 3.3m