

Rural property with potential for equestrian activity, B&B: 19 rooms, Gîte, riding school on 5.8ha (14.3acres)

EXCLUSIVE

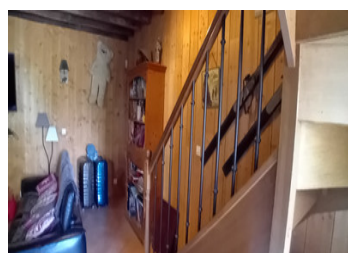


INFORMATION

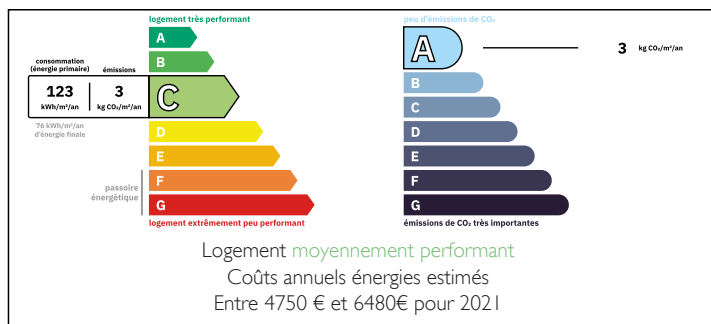
Town:	Thouars
Department:	Deux-Sèvres
Bed:	19
Bath:	4
Floor:	494 m2
Plot Size:	58163 m2

IN BRIEF

Situated in the heart of the countryside in the north of the Deux Sèvres department, 40 km from Saumur and its famous vineyards, 60 km from Le puy du fou (one of the most beautiful theme parks in France!) and 9 km from Thouars, where you'll find shops and schools. This pleasant property is a perfect main residence for a large family, but also ideal for developing a bed and breakfast business, as well as an equine business. A large riding arena, covered in photovoltaic panels, measuring 1200 m² (60mx20m) is planned for 2025 (construction). Equestrian activities available to enjoy the countryside and visit the region. A large greenhouse and vegetable garden will also enable you to grow your own vegetables. A workshop and small sheds will enable you to store your equipment.

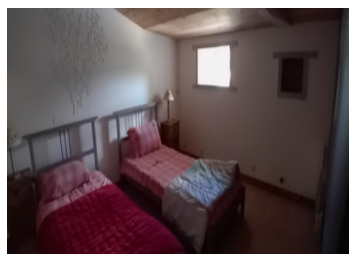


ENERGY - DPE



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: 2632 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Old dwelling house comprising:

Ground floor:

30 m² entrance hall

A 25 m² kitchen with wood-burning cooker.

A 34 m² living room with wood-burning stove.

A 16 m² bedroom

A 25 m² master bedroom with shower room.

First floor:

6 bedrooms of 12 to 17 m², served by a 20 m² corridor.

A barn converted into a gîte comprising:

Ground floor:

A 103 m² living room with pellet stove.

A 35 m² kitchen equipped with a cooker and dishwasher.

A WC.

A 14 m² bedroom.

A 7 m² utility room.

An 11 m² shower room with WC.

Two 14 m² cellars.

On the first floor, there is

A 13 m² bedroom.

A 16 m² bedroom.

A 15 m² bedroom.

A bedroom of 11 m².

Corridor of 16 m².

Outside:

Six bedrooms in individual chalets of approximately 10 m² each.

A communal chalet with two showers and two dry toilets, approx. 200 m².

Three other outbuildings separate from the house.

A 60 m² tack room

A 120 m² hangar

Vegetable garden with large greenhouse.

5.8 hectares of land

Quarry for working horses.

A 1,200 m² hangar covered with photovoltaic panels, to be used as a riding arena or for storage, should see the light of day in 2025.

A 60m² workshop.

A second shed.

A 22 m² pergola in front of the house.