

Lovely equestrian property with income potential: 5 stables, two houses plus over 3 acres of land



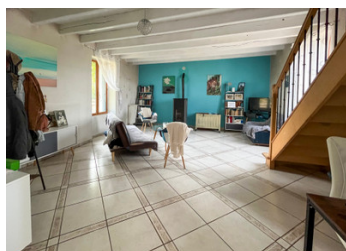
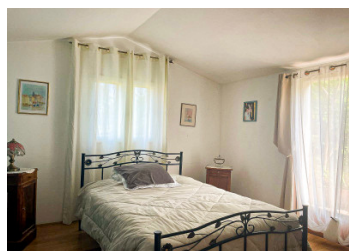
## INFORMATION

Town:	Fleix
Department:	Vienne
Bed:	6
Bath:	3
Floor:	220 m2
Plot Size:	13206 m2

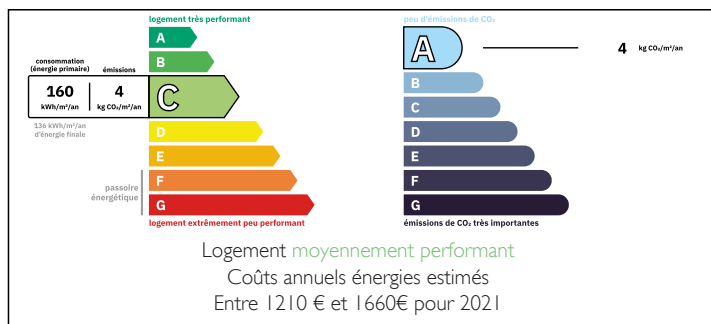
## IN BRIEF

This property will offer space and flexibility beyond expectations for those looking for a permanent home with equestrian facilities – or to run a related business. It offers the additional benefit of independent guest quarters to host family and friends or to rent out as a gîte. It would even be a great property to run a specialised B&B!

This compound originally dates from the 1800s and comprises a main house – built in 1922 – a smaller detached house, a large barn with stables, a workshop, a spacious shed and other outbuildings. The property sits on 1.3 hectares of land on the edge of a small, quiet hamlet outside Fleix, surrounded by beautiful countryside, with expansive views of fields and rolling hills, but within easy reach of the market town of Chauvigny and the city of Poitiers....



## 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: 800 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The traditional main house is surrounded by a well-maintained garden and has terraces in front and back, perfect for relaxing outdoors year-round. The second, smaller house is a post-war construction with a recent extension. It's a few metres away from the main house but separated by shrubs, giving it its own private garden. It's a well-proportioned house where the space has been optimised, making it ideal for fully independent visitor accommodation or as a gite for paying guests.

The large barn with stables includes a riding equipment storage room, a reception counter, paddocks and tool storage. In addition to the workshop and the shed, outbuildings include a covered garage for two cars and a vacant stone building which could be developed into additional accommodation, a games room or an additional workshop/studio/office area.

Upon entering the compound through the traditional double gates, the main house is to the right, the smaller house right ahead and the barn to the left. The additional outbuildings are clustered further to the left of the smaller house and bordering an open field with wide views. The main house can be accessed from a back or a front door, both of which lead into the large kitchen. The modern, fitted kitchen is fully equipped and currently used as an informal dining area.

From the kitchen, there's a wide opening onto a spacious lounge featuring a wood pellet stove, original wood beams and large traditional windows to the...