

## Beautiful 4 bedroom stone house, outbuildings and gardens



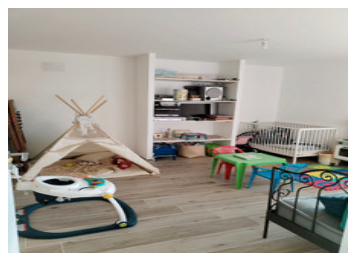
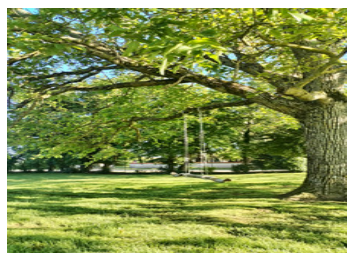
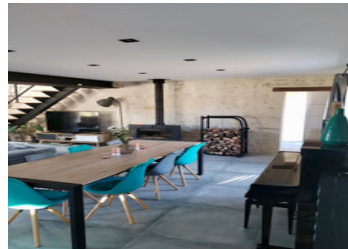
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Marnay  |
| Department: | Vienne  |
| Bed:        | 4       |
| Bath:       | 2       |
| Floor:      | 190 m2  |
| Plot Size:  | 7000 m2 |

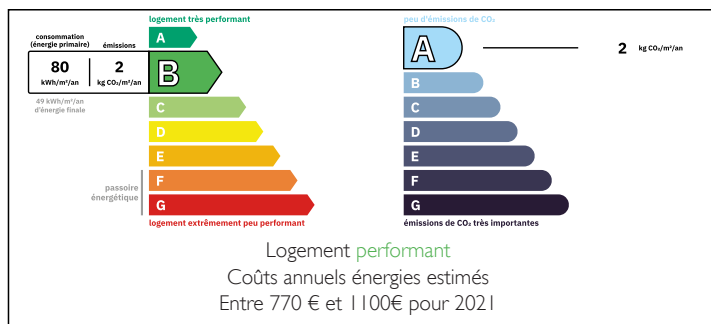
## IN BRIEF

This charming farmhouse, fully renovated between 2019 and 2021, offers 195 m<sup>2</sup> of living space on 7,000 m<sup>2</sup> of wooded, fenced grounds. Located just 20 minutes from Poitiers Sud, it features an 80 m<sup>2</sup> open-plan living area, 4 bedrooms, 2 bathrooms, an office, and multiple outbuildings. Outside, you'll find a garden with a vegetable patch, orchard, chicken coop, well, and ample storage space.

Come and discover this beautiful property that combines traditional character and modern comfort.



## 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

For those who appreciate the charm of a bygone era and the beauty of nature, yet desire easy access to all modern amenities, this exceptional property is ideal. Situated just 20 minutes from Poitiers Sud and 25 minutes from the University Hospital and Poitiers train station, it offers the perfect balance of tranquility and convenience.

This spacious and comfortable farmhouse, renovated to a high standard between 2019 and 2021, spans 195 m<sup>2</sup> and sits on over 7,000 m<sup>2</sup> of fully enclosed, wooded grounds. The property also boasts a range of outbuildings, perfect for a variety of uses.

The ground floor features an expansive open-plan living area of approximately 80 m<sup>2</sup>, comprising a living room, dining area, and a fully equipped kitchen. Additional spaces include a laundry room with built-in storage, an office, a bright bedroom, a bathroom with both a shower and a bathtub, and a separate toilet.

Upstairs, you'll find a guest toilet and three generously sized bedrooms with built-in wardrobes, including a luxurious master suite complete with its own shower room and dressing area.

The outdoor space is a true highlight: a secure, tree-filled garden offers plenty of room for a vegetable patch, play areas, an orchard, a chicken coop, and even a well that supplies water to the house. A variety of outbuildings—such as a barn, stable, shed, covered courtyard, and smaller storage areas—provide ample space for storage, DIY projects, vehicle shelter, or the possibility of developing additional activities.

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Information about risks to which this property...

## LOCAL TAXES

**Taxe foncière:** 685 EUR

**Taxe habitation:** EUR

## NOTES