

Stunning equestrian property in beautiful countryside with 3 gîtes, stables, pool, & about 30 acres of land



## INFORMATION

Town:	Persac
Department:	Vienne
Bed:	10
Bath:	5
Floor:	418 m2
Plot Size:	124606 m2

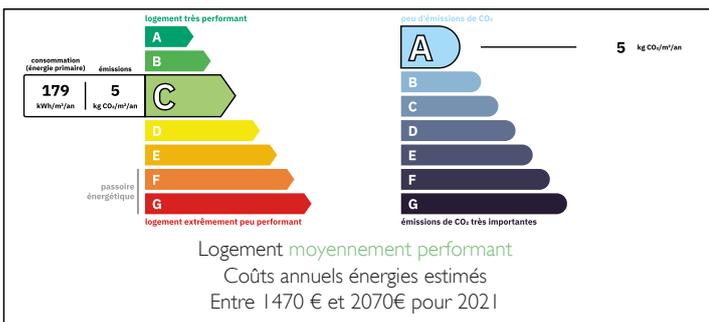


## IN BRIEF

Set around a large private courtyard, with trees offering shade from the sun, this wonderful property, in an utterly peaceful setting, consists of four separate dwellings: the three bedroom family house where the owners live with their children; next door and all on one level are two ensuite bed and breakfast rooms, one of which is wheelchair accessible, and a huge kitchen which the guests can use as their own and where breakfast is provided, and two further self-catering cottages, one for six people and one for four, plus extra provision for babies.

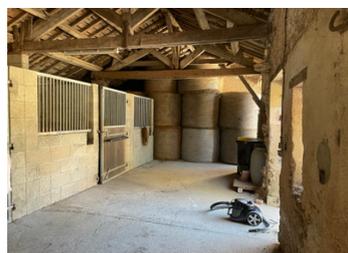
In addition there is a gorgeous swimming pool, a stable block including four loose-boxes for horses, a tack room and an office, a gym and a garage and in a further outbuilding an original bread oven. The land, in picturesque rolling countryside extends to about...

## ENERGY - DPE



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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

### 1. Owners' accommodation

In the farthest corner of the courtyard is the beautiful home where the owners live with their teenage children. The living accommodation consists of an elegant open-plan living room (approx.43.5m<sup>2</sup>) with a contemporary kitchen and dining area at the courtyard end, and the sitting area set back, to offer more secluded space for the owners. There is a wood-burning stove half way along the wall of this room to offer warmth and cosiness in the winter, and partially glazed doors on two walls to facilitate the inside/outside lifestyle. Behind the kitchen, there is an entrance hallway with a loo and a spacious storage cupboard under the stairs . Upstairs on the first floor are three bedrooms (approx.17m<sup>2</sup>, 13m<sup>2</sup> and 13m<sup>2</sup> respectively), a study area (approx: 12m<sup>2</sup>) a bathroom (approx: 9m<sup>2</sup>) with shower and double basin and a separate loo.

On the other side of the hall is a private utility room with storage space for the management of the gîtes and B&B rooms.

### 2. Chambres d'Hôtes (bed and breakfast)

Access through another door takes you into the huge kitchen (approx.31m<sup>2</sup>) which is where the guests in the B&B rooms are served their breakfast. They can also use this kitchen, if they want to cook for themselves or just relax in a nice space. There are two doors off this kitchen which lead to the spacious B&B rooms, the first of which (approx 18m<sup>2</sup>) is wheelchair accessible and has a large shower...

## LOCAL TAXES

**Taxe foncière: 1743 EUR**

**Taxe habitation: EUR**

## NOTES