

4/5 bed property with Equestrian facilities and outbuildings on the edge of the picturesque Marais Poitevin



INFORMATION

Town:	Arçais
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	470 m2
Plot Size:	16552 m2

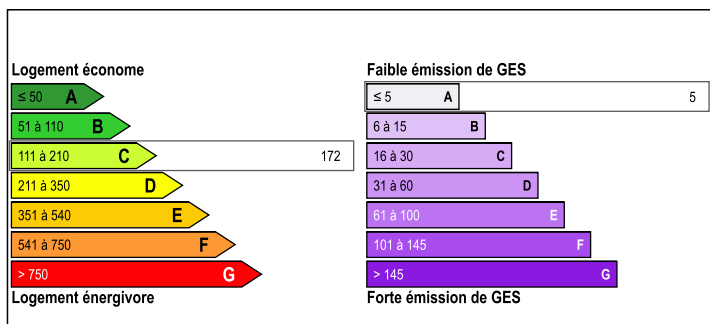
IN BRIEF

A superb family equestrian 4 / 5 bedroom property offering extensive facilities both internally and externally.

Designed To be very social property luxuries such as swimming pool, spa, cinema and superb equestrian facilities.



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

Nestled on the edge of the picturesque Marais Poitevin, this exceptional property is just 20 Kms from Niort and 47 Km from La Rochelle. The property boasts a contemporary main house of approximately 470 m², complemented by numerous Substantial outbuildings and high-quality equestrian facilities. Sitting in grounds of nearly 1.6 hectares, On entering the house the main entrance enjoys high ceilings which provides access to the fitted kitchen overlooking the delightful pool and gardens as well as the large covered terrace. To the right of the hallway entrance is the large lounge with fireplace leading to the main dining room a dining room, Whilst to the left you'll find the ground floor Master bedroom and office that could be utilised as a bedroom if required and laundry room.

Constructed in 2004 the original plans provided for 4 bedrooms upstairs but the current owners decided to leave one bedroom as an open snug area, however this could very easily be converted back to a bedroom if required. The 3 bedrooms each have private shower rooms and a separate toilet.

The basement or garden level enjoys a games room with its own bar, cinema, spa room with jacuzzi and sauna, and a wine cellar

Within The grounds of the property there is a small guesthouse of approximately 50 M²,

The heated swimming pool located to the rear of the property in a lovely sun trap! There are numerous open and closed garages,...