

Equestrian property – 300 m house with 5 bedrooms set on 25 hectares! A true country estate.

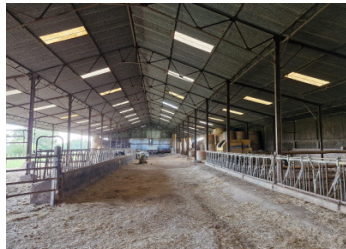


## INFORMATION

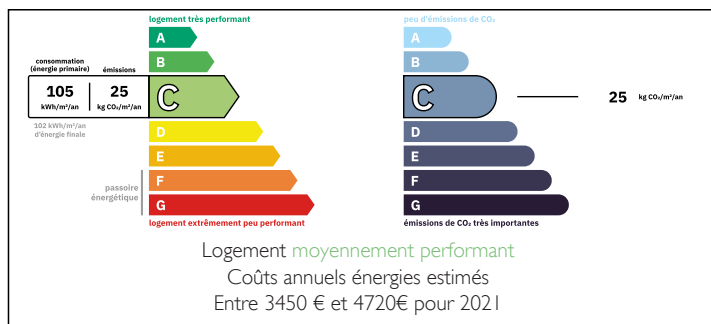
Town:	Montmorillon
Department:	Vienne
Bed:	5
Bath:	3
Floor:	308 m2
Plot Size:	250000 m2

## IN BRIEF

Located in the Montmorillon area, in a peaceful and preserved setting, this 25-hectare equestrian estate offers a renovated family home, numerous outbuildings, and equestrian facilities. A family home with the possibility of converting one of the many outbuildings. Everything you need for a stud yard, a riding centre, or simply the perfect equestrian property

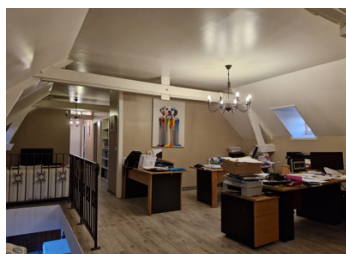


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Montmorillon area – peaceful setting in a preserved environment

This 25-hectare equestrian estate combines a beautifully renovated family home, numerous outbuildings, and excellent equestrian facilities.

Main house – 308 m<sup>2</sup> of living space

The ground floor includes an entrance hall, a utility room, a fully fitted kitchen opening onto a spacious living area of over 120 m<sup>2</sup> with a central wood stove, a master suite with shower room and WC, a laundry room, and a service entrance.

Upstairs, a large landing can be used as an office. There is a second master suite with dressing room and a bathroom (bathtub, large shower, double sink, and WC), three additional bedrooms, a shower room with double sink, a separate WC, and a second dressing room.

All windows are double-glazed, and an independent studio completes the living space.

In front of the house, a walled courtyard features a terrace next to the swimming pool, creating a welcoming and private outdoor area.

Equestrian facilities include:

Two stables blocks

One with individual boxes, the other with 10 open boxes, a treatment room, hard standing area, a tack room, a storage loft, and a grain storage unit

Open shed for vehicles and agricultural equipment

Workshop

Chicken coop

Kennels

Barn for hay storage