

## 17 ha countryside estate with lakes, glamping and renovated home



## INFORMATION

Town:	Beaulieu-sous-Parthenay
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	320 m2
Plot Size:	170000 m2

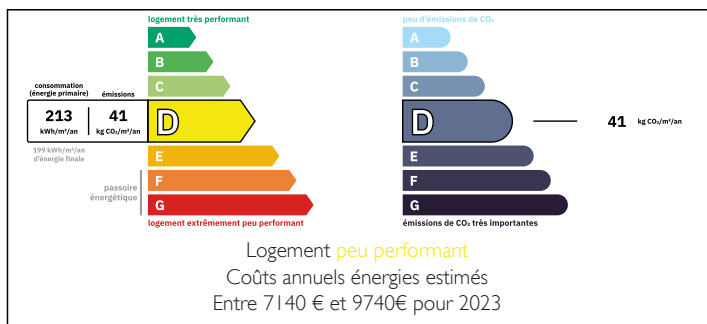
## IN BRIEF

Set within 17 hectares of peaceful countryside, this beautifully renovated country home offers space, comfort, and privacy. Originally built in 1965, the property was extended and fully renovated in 1995 to create a bright and welcoming family home of around 320 m<sup>2</sup>.

The house features spacious open-plan living areas, four bedrooms, and views over private parkland. The estate includes two lakes (over 5 ha in total), currently run as a successful fishing business, also ideal for boating or a small glamping venture, with each lake having its own safari tent and shared sanitary block. Wooded areas and meadows provide additional privacy and leisure space.

Just 10 minutes from Parthenay, 45 minutes from Poitiers TGV, and around 90 minutes from the Atlantic coast, this is a rare opportunity for nature lovers or anyone seeking a peaceful rural lifestyle with potential for both...

## 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

Set within 17 hectares of private countryside, this exceptional property combines space, comfort, and versatility, with potential for leisure or business. Originally built in 1965 and extended and fully renovated in 1995, the home offers approximately 320 m<sup>2</sup> of bright and elegant living space.

### Main House:

Ground Floor: entrance (9m<sup>2</sup>) leading to a large living area with lounge (66m<sup>2</sup>) and dining (32m<sup>2</sup>) zones, modern kitchen (11m<sup>2</sup>), dining room (13m<sup>2</sup>), and a smaller lounge (24m<sup>2</sup>) all with access to a terrace that wraps around the house - perfect for enjoying the surrounding views. Comfort is ensured with underfloor heating, a central vacuum system, and electric shutters on the windows.

Bedrooms: two bedrooms (14m<sup>2</sup>, 13m<sup>2</sup>) share a Jack-and-Jill shower room (5m<sup>2</sup>), while the master suite (32m<sup>2</sup>) upstairs features a private balcony, dressing room (7m<sup>2</sup>), and en-suite bathroom (12m<sup>2</sup>) with both a bath and separate shower.

Basement (sous-sol): multiple storage rooms, laundry, a bedroom, and a shower room - ideal for guests or with the potential to create a separate gîte.

### Outbuildings and Facilities:

Double garage with electric doors.

Separate building suitable for storage or conversion into independent living space.

Various outbuildings, including stables and old hunting rooms.

The property features two lakes (over 5 ha in total), each with a safari tent and shared sanitary block, as well as woodland, meadows, and extensive grounds.

This is a rare opportunity to acquire a versatile country estate with character, privacy, and significant potential for family life, guests, or small business ventures.

Location: Just 10 minutes from Parthenay, 45 minutes from Poitiers...

## LOCAL TAXES

Taxe foncière:

**2696 EUR**

## NOTES