

Stone Built Equestrian Property with 4.5 HA/11 acres, sand arena, huge barn, panoramic views & heated Pool.



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	3
Bath:	4
Floor:	170 m2
Plot Size:	45614 m2



IN BRIEF

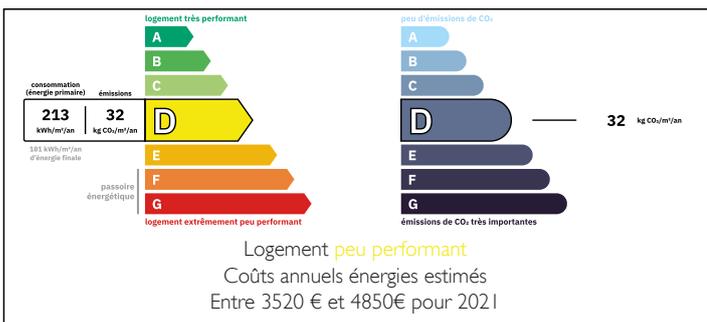
Superb equestrian property or smallholding.

The traditional stone farmhouse offers generous living space, including a large kitchen/diner with room for a family table, a snug area, a well equipped kitchen, a spacious and cosy lounge, and a convenient ground floor bathroom.

The kitchen leads out onto the large terrace, perfect for relaxing or entertaining with space for outdoor dining, sun loungers, and a heated swimming pool (9mx5m approx). Upstairs there are three spacious bedrooms, all with ensuite shower rooms and w/cs. The property has previously been run as a successful B&B.

Set within 4.5 hectares (approx 11 acres) of its own land with exceptional panoramic views. Equestrian facilities include a sand arena, shelters in every field, well draining land and direct access to off road

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

This well-presented and attractive equestrian property or smallholding is set within 4.5 hectares (approximately 11 acres) of its own land and enjoys far-reaching panoramic views across the valley. The land comprises a combination of paddocks, fields and woodland, offering a practical and well-balanced layout. The property also benefits from a well located on the land.

The setting is secluded and rural without being isolated, making it ideal for those seeking space, privacy and a practical countryside lifestyle.

The traditional farmhouse opens into a spacious entrance hall with a conveniently located ground-floor bathroom. From here there is access to the kitchen/diner, the staircase and the lounge.

The farmhouse kitchen (approximately 35m²) is designed for everyday living and entertaining, with space for a large dining table, a snug area and a generous cooking and preparation zone. French doors lead directly onto a large decked terrace, creating an easy connection between indoor and outdoor living. The terrace offers space for dining and sun loungers and overlooks the heated 9m x 5m swimming pool, which is heated economically using the air source heat pump.

The lounge (34m²) is both comfortable and inviting, with a carpeted floor and a 21kW wood-burning stove providing a warm focal point. French doors open onto the terrace, allowing plenty of natural light and easy access to the outdoor entertaining area.

The ground-floor bathroom (6m²) is located opposite the main entrance, making it easily accessible from outside.

Upstairs, a large landing with high ceilings and exposed beams leads to...

LOCAL TAXES

Taxe foncière: 773 EUR

Taxe habitation: EUR

NOTES