

18th-century equestrian estate 175 m and 600 m outbuildings quiet environment 30 min from Niort 6.20 ha



INFORMATION

Town:	Pamplie
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	175 m2
Plot Size:	39227 m2



IN BRIEF

Located in Pamplie, a charming rural village with 250 inhabitants, this property enjoys an authentic setting with a renowned dairy and shop. Shops, schools, and services are 15 minutes away in Champdeniers, while Niort, with its TGV station and all amenities, is 30 minutes away. La Rochelle and Poitiers (TGV stations and airports) are 1 hour 15 minutes away.

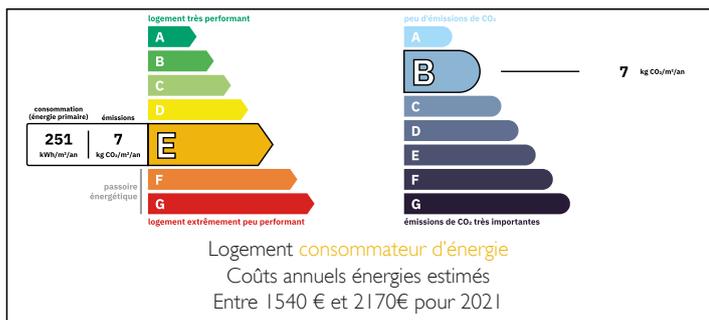
Built on 6.20 hectares (including 3.92 ha owned and 2.29 ha leased), this property charms with its peaceful environment, with no neighbors, ideal for an equestrian or event project.

The main house, combining old-world charm and comfort, offers beautiful volumes.

More than 600 m² of outbuildings complete the property: 4 horse stalls, a 26 x 45 m riding arena, a tack room, an old stable, sheds, pigsties, and a chicken coop.

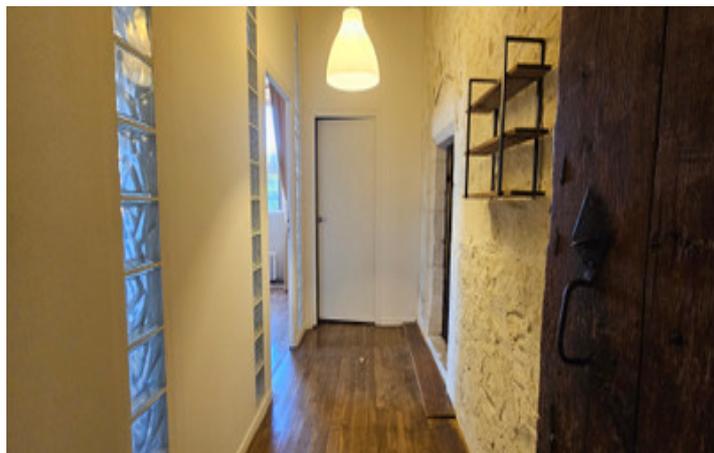
A rare place, conducive to the realization of life or

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.



DESCRIPTION

Historic stone property with outbuildings and equestrian facilities in Pamplie

This property, dating back to before 1750 and identified on Cassini's map, is built from limestone rubble typical of the region, combining historic charm with contemporary comfort.

The surface areas expressed in square meters are approximate.

Main house (~175 m² of living space)

Ground floor:

Welcoming entrance hall: 11

Living room and dining room with wood-burning stove: 34

Functional fitted kitchen: 17.80

Boiler room/laundry room: 13.50

Bathroom with bathtub and shower: 6

Separate toilet: 1.50

Cellar with old fireplace: 28

Bedroom/living room/office with fireplace decorated with a coat of arms: 31.35

First floor:

Landing leading to two spacious bedrooms (>25 m²), one with a dressing room

Additional dressing room

Two convertible attics: 50 m² each

General condition: recent roofing, pellet boiler, PVC

LOCAL TAXES

Taxe foncière: 504 EUR

Taxe habitation: EUR

NOTES