

31-hectare equestrian estate with character house and independent second site



INFORMATION

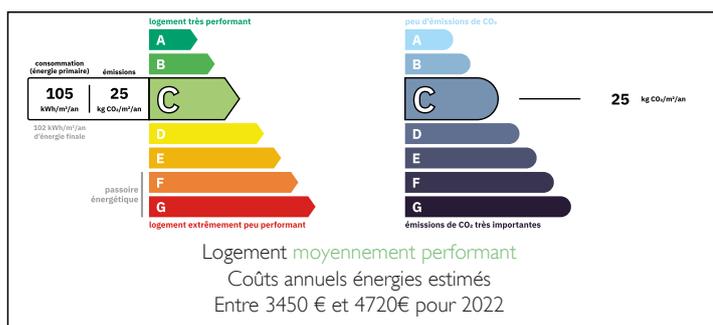
Town:	Montmorillon
Department:	Vienne
Bed:	5
Bath:	3
Floor:	308 m ²
Plot Size:	250000 m ²



IN BRIEF

Located in the Montmorillon area, in a quiet and unspoilt setting, this rare equestrian estate extends over 31 hectares of adjoining land and includes a fully renovated 308 m² family home, numerous outbuildings and comprehensive equestrian facilities. The property benefits from an attractive natural environment, with an adjoining 4-hectare park available for use, extending the land directly. A second independent site, just 200 metres away, completes the offering and includes a currently rented house and several agricultural buildings. This estate is suitable for an equestrian business, agricultural or tourism project, or as a spacious family residence in the countryside, while remaining close to major transport links.

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

Situated in the Montmorillon area, in a preserved natural environment, this 31-hectare equestrian estate represents a rare opportunity combining a renovated character house, extensive outbuildings and fully operational equestrian infrastructure.

Main house

The main house offers 308 m² of living space, fully renovated with care, combining generous volumes and modern comfort, suitable for family living or hospitality projects.

The ground floor comprises an entrance hall, a utility/back kitchen, a fitted kitchen open onto a vast living area of over 120 m² featuring a central wood-burning stove, a master suite with shower room and WC, a laundry room and a secondary service entrance.

Upstairs, a large landing that can be used as an office leads to a second master suite with dressing room and full bathroom (bathtub, large walk-in shower, double washbasin and WC), three additional bedrooms, a shower room with large walk-in shower and double washbasin, a separate WC and a second dressing room.

The property benefits from double-glazed windows throughout. An independent studio completes the residential accommodation.

Outside, an enclosed courtyard provides access to a terrace adjoining the swimming pool, creating a private and convivial outdoor living space.

Outbuildings and equestrian facilities

The estate includes numerous outbuildings and fully equipped equestrian facilities, including:

Two stables, one with individual boxes and a second with 10 boxes, a treatment room and loose housing

LOCAL TAXES

Taxe habitation: EUR

NOTES