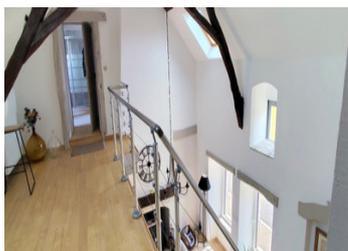


Exquisite 3 bed farmhouse with outbuildings and 5 hectares of land with stables - perfect for horses



## INFORMATION

Town:	La Puye
Department:	Vienne
Bed:	3
Bath:	3
Floor:	174 m2
Plot Size:	49641 m2



## IN BRIEF

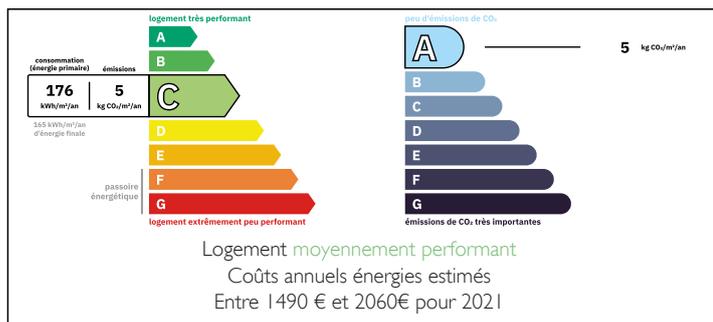
Just minutes from Chauvigny, this beautifully restored farmhouse sits in the heart of 5 hectares of peaceful countryside — ideal for keeping horses.

Behind its electric gate, the property offers a bright living/dining room, convivial kitchen, and large veranda opening onto a private in-ground swimming pool. The ground floor also features a bedroom and bathroom suitable for single-level living, plus a pantry, cellar access, and office.

Upstairs, two bedrooms each enjoy their own en-suite bathroom.

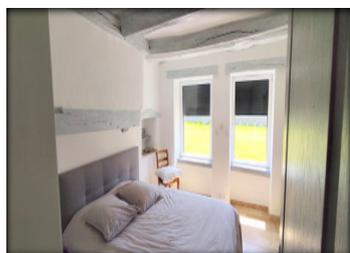
Outbuildings include a garage, workshop, stable, additional barn, and versatile spaces ready to adapt to your needs. Surrounded by meadows and complete with a well and fibre optic connection, this charming home perfectly combines equestrian potential, rural tranquility, and modern comfort.

## 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

Just a few minutes from Chauvigny, this beautifully restored farmhouse offers an exceptional lifestyle in the heart of 5 hectares of rolling countryside, set along the historic Ligne Acadienne — a setting rich in heritage and character.

Beyond the electric gate, a gravel driveway leads you into a haven of peace and privacy. Lovingly renovated with great attention to detail, the home perfectly blends authenticity with modern comfort, including fibre optic internet, a water softener system, and a new pellet boiler providing efficient, economical heating.

Inside, character features immediately stand out: exposed ceiling beams add warmth and depth, while elegant travertine floors bring timeless refinement to the living spaces. The ground floor is both spacious and inviting, with a generous living room and separate dining area — each enhanced by its own wood-burning stove, creating a cosy atmosphere during the cooler months. These welcoming rooms flow naturally into a convivial kitchen, ideal for family life and entertaining.

A large veranda extends the living space and overlooks the heated in-ground swimming pool, offering a bright and relaxing setting to enjoy from spring through autumn in complete privacy. A pantry/laundry room with cellar access, a dedicated office, and a ground-floor bedroom with adjoining bathroom (perfect for guests or single-level living) complete this level.

Upstairs, a mezzanine landing leads to two light-filled bedrooms, each with its own private bathroom. One of the bedrooms also benefits from air conditioning, ensuring optimal comfort during the warmer summer months.

Outside, surrounded by meadows and open...

## LOCAL TAXES

**Taxe foncière:** 1530 EUR

**Taxe habitation:** EUR

## NOTES