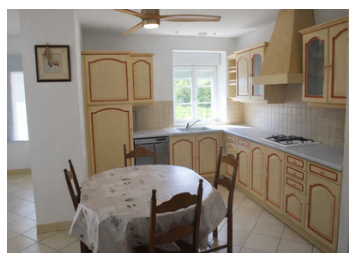


A fantastic farmhouse with outbuildings set in 4ha of land - more available if required



INFORMATION

Town:	Saulgé
Department:	Vienne
Bed:	2
Bath:	1
Floor:	123 m2
Plot Size:	42249 m2



IN BRIEF

Currently operating as a livestock farm, this versatile property offers exciting potential for a variety of uses, including an equestrian facility, smallholding, or even a plant nursery.

The property features a charming two-bedroom house with generous upstairs space, offering excellent scope to create additional rooms if desired. Outside, there are substantial outbuildings and adjoining land, providing ample opportunity for agricultural, business, or lifestyle projects.

Ideally located close to the popular town of Montmorillon, this property combines rural flexibility with convenient access to local amenities, making it an attractive opportunity for those seeking space, potential, and a change of lifestyle.

ENERGY - DPE

DPE not required.

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

Accessed via a private driveway, the property is approached past a pond on the left, leading into a spacious courtyard with ample parking.

The House

The main house offers well-proportioned accommodation comprising:

Ground Floor:

An entrance hall with a utility room (2.5m x 3.3m) housing the hot water tank, a separate WC, and a family bathroom (4m x 2m). The fully fitted kitchen/dining room (4.9m x 4.6m) opens seamlessly into a generous living room (8.8m x 4.6m), featuring patio doors with lovely views over the surrounding countryside.

A hallway leads to two spacious bedrooms:

Bedroom 1: 4.5m x 3.8m

Bedroom 2: 4.5m x 3.8m

Attached to the main house, with its own independent entrance, is a large storage space / cave (4m x 9.2m) with stairs leading to the attic. The attic comprises three substantial rooms (9m x 4.8m, 9m x 5m, and 9m x 4.8m), offering excellent potential to create additional living accommodation, ideal for a gîte or bed and breakfast business (subject to necessary permissions).

The house benefits from double glazing throughout. Drainage is via a septic tank. While there is currently no active heating system, underfloor heating has already been installed and is ready to be connected, for example, to an air source heat pump.

Outbuildings & Land

From the courtyard, there is an attached workshop, along with a traditional stone barn (approximately 140m²), which requires some attention to the roof

LOCAL TAXES

Taxe habitation: EUR

NOTES