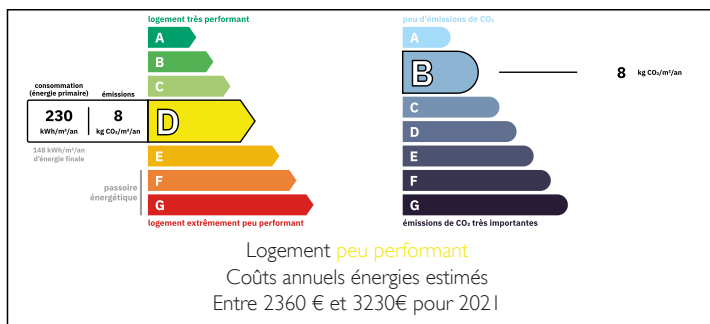


Three bedroomed house with a second house with extensive grounds and outbuildings..

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Nantillé
Department:	Charente-Maritime
Bed:	5
Bath:	3
Floor:	193 m2
Plot Size:	42385 m2

IN BRIEF

Set in an exceptional countryside location, this impressive equestrian property offers an outstanding lifestyle opportunity with over 42,000m² of land, ideal for horse lovers, multi-generational living or those seeking a peaceful rural retreat with income potential.

The main house provides comfortable and spacious accommodation with 3 bedrooms, blending character and practicality for everyday living. Complementing the property is a charming maison d'ami with 2 additional bedrooms, perfect for visiting family and friends, guest accommodation or holiday rental opportunities.

Outside, the extensive land offers ample grazing and riding space, while the equestrian facilities include 3 stables, a large barn and a garage, catering perfectly to those with horses or countryside pursuits. A swimming pool provides the ideal place to relax and enjoy the tranquil surroundings.

This property combines space, versatility and superb

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.



LOCAL TAXES

Taxe foncière: 2018 EUR

NOTES

DESCRIPTION

The property in more detail-

Main house

Entrance- 3m² with tiled floor and space for a fridge freezer and a beamed ceiling.

Kitchen/dining room- 31m² open plan with tiled floors, fully fitted kitchen with integrated oven and grill, washing machine and large induction hob. Kitchen island with seating. sliding patio doors.

Living room- 29m² with tiled floor, fireplace with invicta wood burner, sliding patio doors and beamed ceilings.

W/C- 2m² with W/C and sink.

First floor

Landing- 7m² with wooden floor with beamed ceiling.

Shower room- 5m² with shower cubicle, wash hand basin and suspended W/C. Heated towel rail.

Bedroom 1 - 11m² with parquet flooring, beamed ceiling, large window and electric radiator.

Bedroom 2 - 12m² with parquet flooring, beamed ceiling, Large window and electric radiator.

Bedroom 3 - 28m² with tiled floor, dressing area with fitted units and en- suite shower room with shower, wash hand basin and W/C.

Maison D'Ami -

Living room/kitchen- 32m² with tiled floor, fully fitted kitchen, gas hob and oven with dishwasher and fridge. Large double door.

Bedroom 1- 11m² with tiled floor, electric radiator and large window overlooking the decked area.

Bedroom 2 - 10m² with tiled floor and window.

Storage area- 6m² with concrete floor

Shower room- 6m² with shower/W/C, Linolium floor tiles and a heated towel rail.

Outside-

Electric assisted gates with remotes and side pedestrian gate.

Terrace- 50m²

Decking/Pergola- 40m²

Gravelled drive

Lean to- 2m² with water filter and hot water tank.