

Charming 5 bed farmhouse set in more than 2 acres of land in an idyllic location only 30 minutes from Poitiers

EXCLUSIVE



## INFORMATION

Town:	Chalandray
Department:	Vienne
Bed:	5
Bath:	2
Floor:	167 m <sup>2</sup>
Plot Size:	8789 m <sup>2</sup>

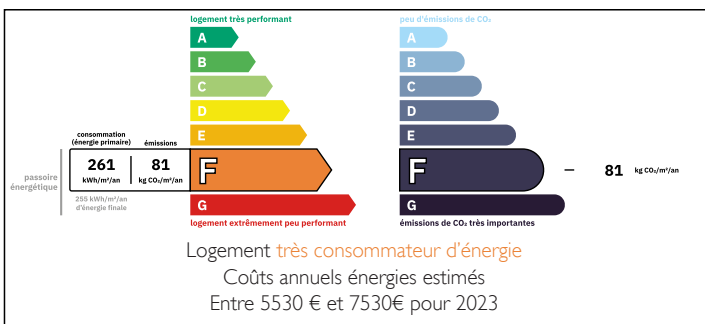
## IN BRIEF

This traditional stone-built farmhouse has a lot to offer and the potential to be a stunning property in a fantastic location. Inside, the rooms are large and well-proportioned with plenty of headroom and natural light. Outside, the property is accessed via a quiet lane ending at the gates which open onto nearly a hectare of lawns and orchards which surround the house, providing complete privacy and plenty of habitat for birds and other wildlife.

Day-to-day amenities are nonetheless close at hand; a 2 km walk along quiet back roads will bring you to the thriving town of Chalandray - home to a bakery, a small supermarket and 2 bar/restaurants.

For a broader range of shops and services, Parthenay is less than 20 minutes away and the trip to Poitiers with its tourist attractions and international airport takes just half an...

## 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

### GROUND FLOOR:

Entrance Hall 10m<sup>2</sup>  
Kitchen/living room 29m<sup>2</sup>  
Games room 30m<sup>2</sup>  
Bedroom 14m<sup>2</sup>  
Office 6.5m<sup>2</sup>  
Bathroom 7m<sup>2</sup>  
WC

### FIRST FLOOR:

Bedroom 30m<sup>2</sup>  
Bedroom 9m<sup>2</sup>  
Bedroom 9m<sup>2</sup>  
Bedroom 9m<sup>2</sup>  
Shower room

### OUTSIDE:

Parking  
Garden  
Well  
Orchards  
Pond  
Partially renovated stables  
Boiler room  
Outbuildings

The property benefits from mains drains

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES