

Four bedroom equestrian property with large barn, 15hectares of land and river frontage



INFORMATION

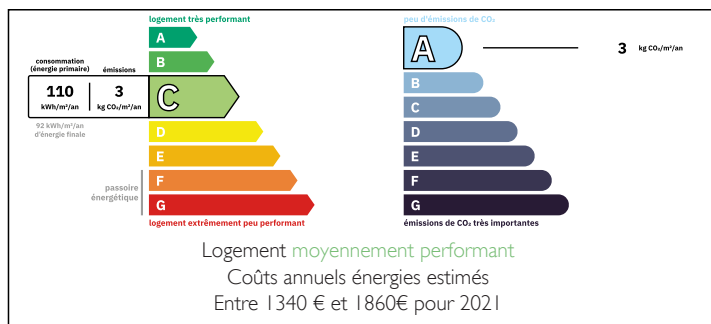
Town:	Saint-Junien
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	236 m2
Plot Size:	149350 m2

IN BRIEF

Only 5Km from St Junien, in the Haute Vienne and with just under 15 Hectares of predominately pasture land, which fronts onto the Glane river, this four bedroom farmhouse will make a fabulous family home/Equestrian center/riding school. The current owner only uses the ground floor and the first floor could become part of the family home, a self contained annex or even accomodation for guests visiting the Equestrian centre. There is large barn attached with a footprint of approximately 152m2 and has additional Mezzanine square metreage. There is currently a small stable with 2 'boxes' for donkeys. The house is situated at the end of a quiet lane with no through traffic and only 2 neighbours in the Hamlet.

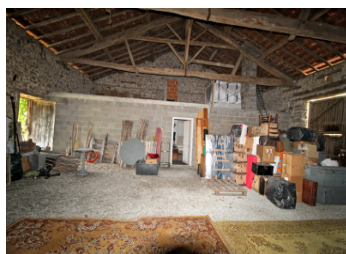


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 3212 EUR

NOTES

DESCRIPTION

Set close to the border between the Haute Vienne and the Charente, this property will allow you to explore some beautiful countryside, whether that is on foot by Bike or on horse back from your Equestrian stables is up to you. Just 5 km from the Market town of St Junien, 33 Km from Limoges and only 21 Km from Limoges airport this house will give you everything you want.

The property is located in a small Hamlet at the end of a quiet lane and is behind a walled and gated entrance. The house itself is over 260m² of habitable space with an additional barn attached with a footprint of 152m². Fully double glazed and with an array of heating options the house has a very impressive 'C' energy rating. There is a wood granule central heating system throughout with under floor heating on the ground level and radiators upstairs. There is also a traditional wood burner on the ground floor and a 'poele de masse'/ slow release masonry stove. As you enter the house you are in a spacious hallway 18m² with cloakroom and wc. to the right of the hall is the main house with a big open plan Kitchen/diner 29m², a 'sun room' or ground floor bedroom with shower and wc attached, expansive Lounge/living space 53m² and sliding doors opening onto the garden, There is also a further room used as an office/study 19m². To the left of the hallway there...