

17 HA COUNTRYSIDE ESTATE WITH LAKES, GLAMPING AND RENOVATED HOME

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PROPERTY FACT FILE

REFERENCE	A40921NHA79
PRICE	€ 996,400 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (940 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	320 m²
LAND	170000 m²
TOWN	Beaulieu-sous-Parthenay
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private drainage, Lake, Garage

*Price based on current exchange rate which is subject to change





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- 17 hectares of lakes, woodland and meadows
- Two lakes with safari tents and shared block
- Ideal for fishing, glamping or tourism
- Renovated family home, 320 m² living space
- Peaceful location, close to transportation links

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Set within 17 hectares of peaceful countryside, this beautifully renovated country home offers space, comfort, and privacy. Originally built in 1965, the property was extended and fully renovated in 1995 to create a bright and welcoming family home of around 320 m².
The house features spacious open-plan living areas, four bedrooms,



DESCRIPTION

Set within 17 hectares of private countryside, this exceptional property combines space, comfort, and versatility, with potential for leisure or business. Originally built in 1965 and extended and fully renovated in 1995, the home offers approximately 320 m² of bright and elegant living space.

Main House:
Ground Floor: entrance (9m²) leading to a large living area with lounge (66m²) and dining (32m²) zones, modern kitchen (11m²), dining room (13m²), and a smaller lounge (24m²) all with access to a terrace that wraps around the house - perfect for enjoying the surrounding views.
Comfort is ensured with underfloor heating, a central vacuum system, and electric shutters on the windows.
Bedrooms: two bedrooms (14m², 13m²) share a Jack-and-Jill shower room (5m²), while the master suite (32m²) upstairs features a private balcony, dressing room (7m²), and en-suite bathroom (12m²) with both a bath and separate shower.
Basement (sous-sol): multiple storage rooms, laundry, a bedroom, and a shower room - ideal for guests or with the potential to create a separate gîte.



Outbuildings and Facilities:
Double garage with electric doors.
Separate building suitable for storage or conversion into independent living space.
Various outbuildings, including stables and old hunting rooms.

The property features two lakes (over 5 ha in total), each with a safari tent and shared sanitary block, as well as woodland, meadows, and extensive grounds.

This is a rare opportunity to acqu...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40921NHA79
COMPLETE FILE AND PHOTO ON REQUEST

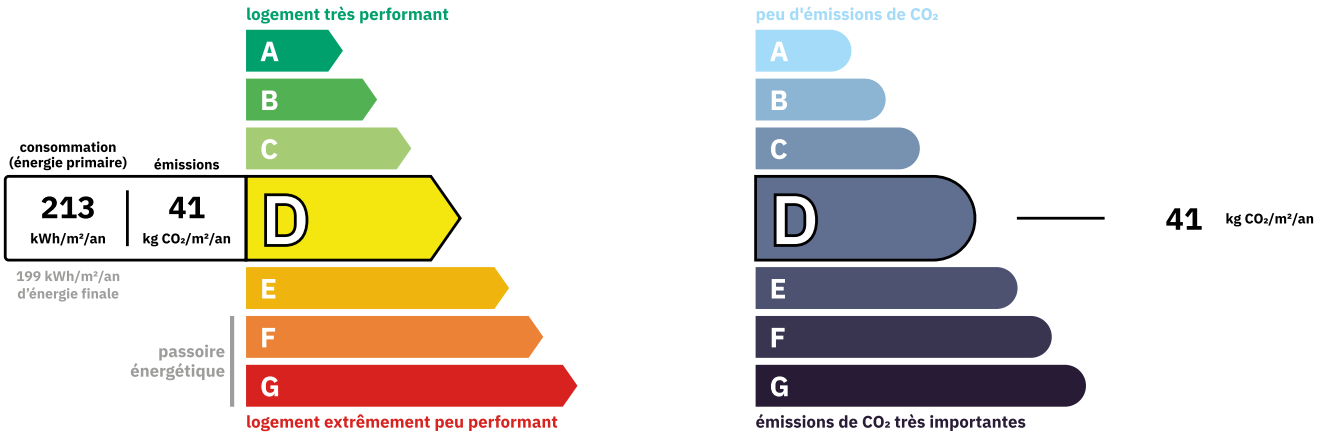
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7140 € and 9740€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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