







170HA COUNTRYSIDE ESTATE WITH LAKES, GLAMPING AND RENOVATED HOME





PROPERTY FACT FILE

REFERENCE A40921NHA79

€ 996,400 PRICE £ 0*

*agency fees included: 6 % TTC to be paid by the buyer (940 000 EUR hors honoraires)

BEDROOM

BATHROOM 3

 320 m^2 ACCOMMODATION

170000 m² LAND

TOWN Beaulieu-sous-Parthenay

DEPARTMENT

LOCATION Isolated

TYPE Maison de Vacances, Bed and

Breakfast, House

CONDITION

FEATURES Other Drainage, Lake, Garage

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





- 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

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,

DESCRIPTIF

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 3200m² of bright and elegant living space.

Main House:

Ground Floor: entrance $(9m^2)$ leading to a large living area with lounge $(66m^2)$ and dining $(32m^2)$ zones, modern kitchen $(11m^2)$, dining room $(13m^2)$, and a smaller lounge $(24m^2)$ 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 ($14m^2$, $13m^2$) share a Jack-and-Jill shower room ($5m^2$), while the master suite ($32m^2$) upstairs features a private balcony, dressing room ($7m^2$), and en-suite bathroom ($12m^2$) 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 gite.

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 51ha in total), each with a safari tent and shared sanitary block, as well as woodland, meadows, and extensive grounds.

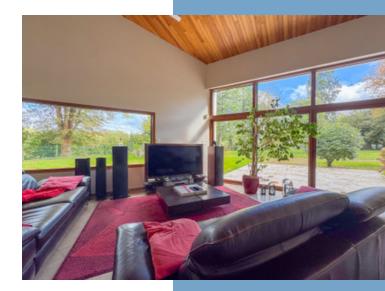
This is a rare opportunity to acqu

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COMPLETE FILE AND PHOTO ON REQUEST

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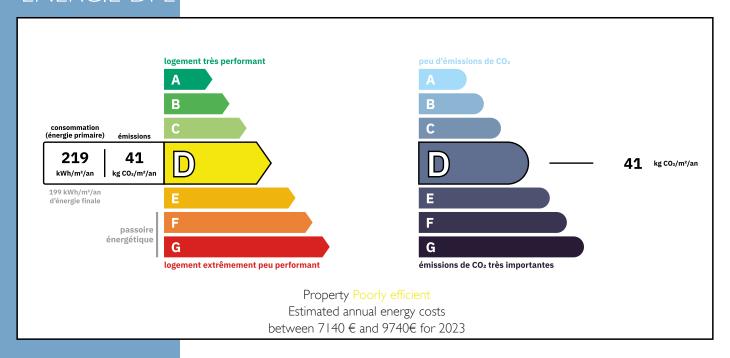




1711HA COUNTRYSIDE ESTATE WITH LAKES, GLAMPING AND RENOVATED HOME... Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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