LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A STUNNING FAMILY HOME WITH FOUR EN-SUITE BEDROOMS, HEATED POOL, PADDOCK, WOODLAND AND NO NEAR NEIGHBOURS

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PROPERTY FACT FILE

REFERENCE	A43597JR86
PRICE	€ 848,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (800 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	4
ACCOMMODATION	274 m²
LAND	50200 m²
TOWN	Romagne
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Garage, Barns - outbuildings

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





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- Recently renovated, light, spacious and airy
- Gite with business potential
- 5 hectares of paddock and woodland. Large barn
- No near neighbours
- 40 minutes from Poitiers with fast trains to Paris

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Set on the edge of an attractive hamlet, this exceptional estate combines refined living with outstanding versatility.
The spacious main house offers character-filled reception rooms, a well-appointed kitchen and generous bedrooms, ideal for family life or hosting guests. Surrounded by landscaped gardens and extensive



DESCRIPTION

Prestigious Country Estate with Equestrian Facilities & Income Potential - A Refined Rural Retreat near Poitiers

Set within an unspoilt hamlet in the picturesque Vienne countryside, this exceptional estate offers a rare combination of elegance, land, and versatility. Surrounded by gently rolling farmland and open skies, the property delivers complete tranquillity and privacy - perfectly suited to discerning buyers seeking a luxurious rural lifestyle without sacrificing accessibility.



The Residence - Space, Character & Comfort
The main house exudes charm and authenticity, showcasing generous volumes, natural light, and a seamless balance between traditional character and modern comfort. Multiple reception rooms provide refined yet welcoming spaces for both entertaining and relaxed family living, with features such as exposed stonework, and fireplaces enhancing the home's timeless appeal.

A well-appointed kitchen forms the heart of the home, ideal for both everyday living and hosting on a grand scale. Flowing living areas open onto the gardens, creating an effortless indoor-outdoor lifestyle during the warmer months.

The accommodation is equally impressive, offering a collection of spacious bedrooms and flexible additional rooms that can easily adapt to suit guest suites, home offices, or private retreats. The layout is perfectly suited to multi-generational living or hospitality use.



Grounds & Outdoor Living – A Private Estate Environment
The estate unfolds across bea...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43597JR86

COMPLETE FILE AND PHOTO ON REQUEST

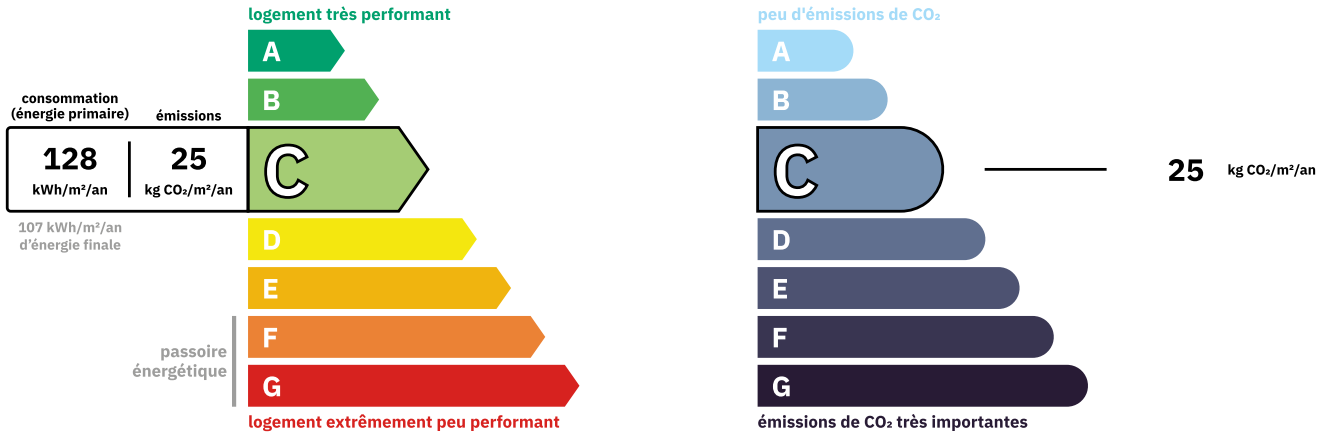
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2380 € and 3260€ for 2021

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A43597JR86

FILE COMPLETE AND PHOTOS ON REQUEST

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