



Champniers (86)

Exceptional property with a main house, a detached cottage and outbuildings that have been converted for equestrian use. Set in over 8 acres with fenced paddocks with far reaching views of the surrounding countryside. The main house and cottage are both in a good habitable condition and ideal for those looking to keep horses and have the potential of rental income.

The **main house** is a converted barn and all accommodation is on one level with a fitted kitchen/dining room (27m²), lounge (22m²), 2 bedrooms both with en-suite bathrooms. All rooms have exposed mellow stone, and has a new pompe-a-chaleur heating system plus is totally double glazed.

The **gîte** has separate entrance and private garden and comprises of a living/dining room with a kitchenette, two bedrooms, shower room with WC.

There are several outbuildings including a large barn (440m²) that has been converted with 3 large horse boxes and 2 pony stables plus 2 tack rooms, a feed room and utility room with the boiler, WC and plumbing for a laundry room.

Set in 8.1 acres with 8 fenced paddocks, training area, courtyard and garden

328,000 euros

(Agency fees paid by the vendor)

A0879

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