



## Farmhouse/small holding/equestrian property with 4.5 hectares,

86150, L'isle-Jourdain, Vienne, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 1 Bath

Farmhouse/small holding/equestrian property with 4.5 hectares

# €250,000

Ref: BVI66444

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## Property Description

Character farmhouse suitable for horses, a small holding or a permaculture project. Beams, fireplaces, wood burning stoves, large living areas and 2 bedrooms and a bathroom on the ground floor. A small area of the attic is currently converted providing a further 2 bedrooms and a small landing used as an office space. The rest of the attic is huge and would provide space for additional bedrooms and bathrooms if required (subject to necessary permissions). Attached to the house with its own front and back access is an outbuilding which could potentially provide a great gite/holiday cottage (subject to necessary permissions).

The land is in good condition, flat, fenced and has a well and a pond. A huge barn of approx 289m<sup>2</sup> provides storage for machinery and hay, with additional outbuildings and stables for horses and other animals.

The touristic town of L'Isle Jourdain is a short drive away.

Price including agency fees : 250.000 €

Price excluding agency fees : 233.645 €

Buyer commission included: 7 %



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