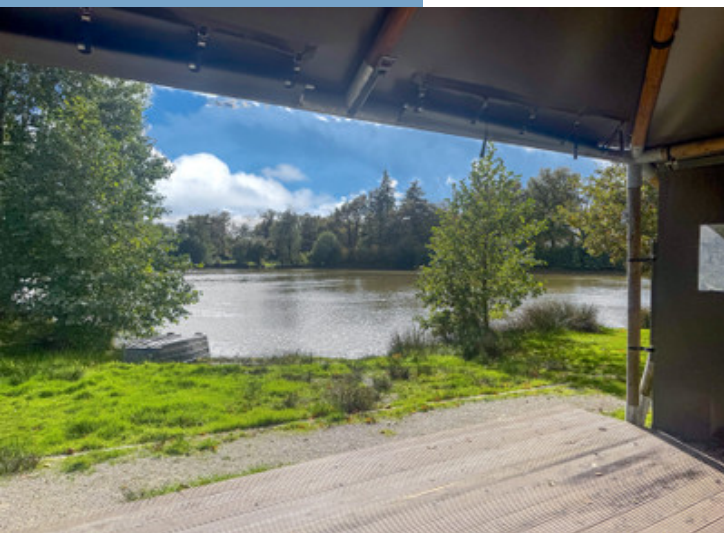




## 170HA COUNTRYSIDE ESTATE WITH LAKES, GLAMPING AND RENOVATED HOME





## PROPERTY FACT FILE

|               |                                                                                                                                  |
|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE     | A40921NHA79                                                                                                                      |
| PRICE         | € 996,400<br>£ 0*<br><small>*agency fees included: 6 % TTC<br/>to be paid by the buyer<br/>(940 000 EUR hors honoraires)</small> |
| BEDROOM       | 4                                                                                                                                |
| BATHROOM      | 3                                                                                                                                |
| ACCOMMODATION | 320 m²                                                                                                                           |
| LAND          | 170000 m²                                                                                                                        |
| TOWN          | Beaulieu-sous-Parthenay                                                                                                          |
| DEPARTMENT    |                                                                                                                                  |
| LOCATION      | Isolated                                                                                                                         |
| TYPE          | Maison de Vacances, Bed and<br>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 m<sup>2</sup> living space
- Peaceful location, close to transportation links

17HA COUNTRYSIDE  
ESTATE WITH LAKES,  
GLAMPING AND  
RENOVATED HOME...

Ref : A40921NHA79

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 m<sup>2</sup>. 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 320m<sup>2</sup> of bright and elegant living space.

### Main House:

Ground Floor: entrance (9m<sup>2</sup>) leading to a large living area with lounge (66m<sup>2</sup>) and dining (32m<sup>2</sup>) zones, modern kitchen (11m<sup>2</sup>), dining room (13m<sup>2</sup>), and a smaller lounge (24m<sup>2</sup>) 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<sup>2</sup>, 13m<sup>2</sup>) share a Jack-and-Jill shower room (5m<sup>2</sup>), while the master suite (32m<sup>2</sup>) upstairs features a private balcony, dressing room (7m<sup>2</sup>), and en-suite bathroom (12m<sup>2</sup>) 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 50ha 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



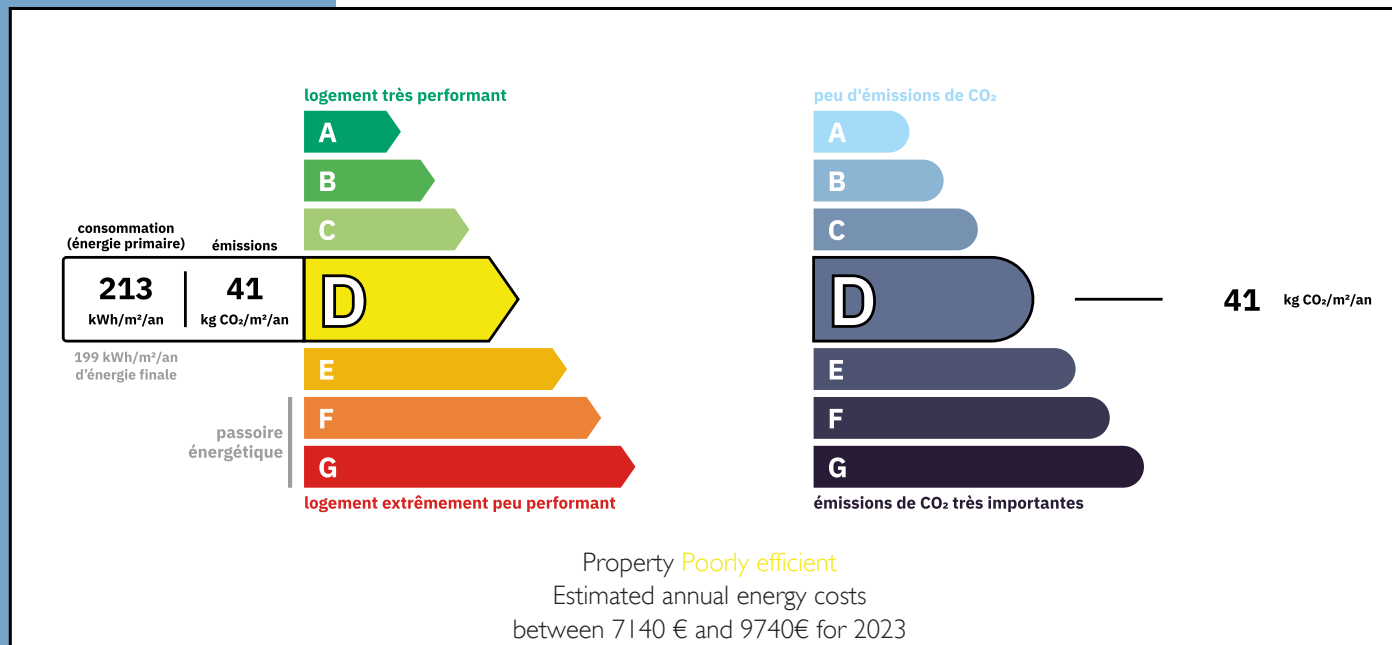


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A40921NHA79  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)