

Magnificent equestrian property and family home!**Mobile Home For Sale****Magnificent equestrian property and family home!****Price:** €519,750**Bedrooms:** 4**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** La Chapelle-Baton Poitou-Charentes, 79220

A large equestrian property, situated on a quiet road, the house faces southwest with peaceful views at the back to pastures, orchard and a pond. Dating back to 1885, the house has been sensitively restored. The rooms are bright and sunny with high ceilings. The kitchen boasts a Nordica Italian range and leads to a warm family dining room with an open fire and tile floor. The sitting room next door has a log burner and built-in shelves and a door to the front door vestibule; to the right is a large games room with a pool table and a dual aspect wood burner into a cosy lounge with stone walls and a vaulted ceiling - all with original oak floors. At the back on the ground floor is a cold room, a second kitchen with a Nordica range, tile floor, a bedroom and shower room which could be turned into a separate self-contained annex or gîte, wheelchair friendly.

Up the main staircase are 3 large en suites - great potential for a bed and breakfast and on the 3rd floor a huge finished attic with tongue and groove panelling, currently a music and play room. Down the tradesmen's stairs to the boot room and second kitchen is an office area looking over the back garden. There's a wine cellar in the basement and the house is double glazed throughout with all new radiators and pipework, and the main roof is only ten years old. The septic tank conforms.

Outdoors, two wells, a lovely terrace and covered patio from the 'little house' - an old stone barn perfect for conversion - look out to the Reserve with an orchard of figs, apple, pear, plum and spring-fed pond with carp, as well as green pastures.

The hay barn has been reroofed and has new floors; it is now a livery with 10 internal horse boxes, a shower room for drivers and grooms and electric hook up for their vehicles. The second barn has 10 additional boxes and a large workshop, currently for restoring old tractors and carts. The livery is a thriving business for horses travelling north-south or for private use.

La Chapelle-Baton has a primary school, the secondary school is in Champdeniers and sixth form college in Niort 20 km away which also offers all commerce and services. The golf course at Mazieres-en-Gatine is only 12 minutes by car, the A83 motorway 10 minutes, the TGV train station at Saint-Maixent-l'École 15 minutes, the medieval town of Parthenay 30 minutes. Poitiers airport and TGV mainline station is less than

an hour and La Rochelle airport and beaches just over an hour. The Channel ports are 4-5-hours' drive.

The sales price includes agency fees of 5% (net price € 495,000). The fees are payable by the buyer upon signature of the deed of ownership.

