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Equestrian property heated indoor swimming pool -  
price reduced!

Country House For Sale



**Price:** €321,300

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** La Chapelle-Baton Poitou-  
Charentes, 79220

Country house, fully renovated, with stables, heated indoor swimming pool and 3 hectares of grazing land in an idyllic location overlooking the surrounding countryside and with the advantage of 15 km of local bridledways. South facing and secluded, with supermarket, cafe and restaurants at Champdeniers (5 mins) and all amenities at Niort, 20 mins.

The house offers spacious and bright accommodation with 3 large bedrooms, 4 bathrooms, 5 WC, conservatory with non-slip tiles, oil central heating, and original stone fireplace in the living room with wood burning stove.

Recent work includes double glazing, electrics, plumbing, new septic and new roof on house and outbuildings.

This is an exceptional opportunity to acquire an exceptional equestrian property offering stables and pasture for 2+ horses. It is also possible to convert a second stone barn.

Rarely available. Recommended.

The sale price includes agency fees 5%. The fees are paid by the buyer at the signing of the act of property.