



Detached 7 bedroom stone farmhouse, large garden and pool

This is a beautiful 300 year old house in a sunny garden in excellent condition. It has been cherished and beautifully maintained and it shows. Exposed stonework, fantastic beams, a modern kitchen, huge living room, and enough land and outbuildings to keep ponies, sheep, goats, hens.

Set in a hamlet . . .

This super swimming pool with a diving rock which is also a fountain gives a most relaxing feel to the courtyard of this lovely house. On the pool terrace there is a covered dining area with bread oven and barbeque

Entering the house, you first go into the immaculate fitted kitchen, with gadgets galore to surprise you during the visit. There is a walk-in refrigerated cold store and industrial freezer, as the current owners used to raise guinea-fowl, geese, ducks and pigeon.

The living and dining room is a huge room, with immense beams, tiled floor and a roaring fire. Windows and a glazed door overlook the pool terrace.

Two bedrooms, a bathroom and separate lavatory are beyond the living room.

Upstairs there are a further five bedrooms, a shower room and separate loo.

A boot room leads from the kitchen to the garage, a boiler room, workshop, inspection pit and a utility room.

The cellar is kitted out for storing hundreds of bottles in perfect conditions and a fun little cave at the back.

The gardens are mostly lawn, with pine and fruit trees including Fig, Kiwi, walnut, hazel, apple, cherry, pear and further outbuildings.

This is a perfect haven, with lots of . . .

Centre Limousin

Siege Social, 24340 La Rochebeaucourt

TEL: 08700 11 51 51 email: info@frenchestateagents.com

Town: **St Sauvant, near Lusignan**
Dept: **Vienne**
Plot size (m2): **7130**
Habitable (m2): **210**
Bedrooms: **7**
Bathrooms: **2**
Agent: **Toby and Didi Hawkins**

toby@leggett.fr

7333TB86.pdf

€ 339 200

