



## Beautifully Renovated Detached Property



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 260,500

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Postcode:	86400
Geplaatst:	01-07-2024

### Omschrijving:

Beautifully presented detached 4 bedroom property in a small hamlet in South Vienne, with a lovely mature garden of over an acre with fruit trees and open views over the surrounding countryside. There is also an extra orchard within a couple of minutes' walk from the property. In addition, two covered terraces enable an outdoor lifestyle to be fully enjoyed.

The property has been tastefully renovated to a high standard and provides comfortable living. It has been well-insulated, has double glazing, a combination oil and wood-fired central heating system, and 2 new wood burning stoves.

There is an attached barn which (with relevant permissions) could allow an extension to the property or the creation of guest accommodation, another barn / workshop, and an open-fronted hangar with space for 3 vehicles and with adequate height for caravans or motorhomes.

### - Ground floor:

Entrance hall (10m<sup>2</sup>) Tiled floor.

Shower room (3m<sup>2</sup>). Wooden floor. Shower, handbasin and wc. Heated towel-rail

Fitted and equipped dining-kitchen (15m<sup>2</sup>) with a well-thought-out range of base and wall units.

Integrated electric oven, gas hob, fridge and dishwasher.

Lounge (27m<sup>2</sup>) Beamed ceiling and wooden floor. Fireplace with a wood burner, and French windows



leading to the covered terrace at the rear

Dining-room (25m<sup>2</sup>). Tiled floor, beamed ceiling, fireplace with wood burner, and French doors leading to the covered terrace at the rear

- Upstairs :

Fully carpeted throughout

Landing with a mezzanine/office space

Bedroom 1 (13.5m<sup>2</sup>) Beams. Access to the office space on the mezzanine

Bedroom 2 (13m<sup>2</sup>) Beams

Bedroom 3 (14m<sup>2</sup>) Beams

Bedroom 4 (11m<sup>2</sup>) Beams. Views to both the front and back

Bathroom (6m<sup>2</sup>) Jacuzzi bath with shower. Vanity unit and heated towel rail

WC

- Outside:

Beautiful garden with mature trees and fruit trees

2 covered terraces

Attached barn with 2 rooms on the ground floor of (30m<sup>2</sup>) and (42m<sup>2</sup>, both with double doors opening onto the front garden, and 2 rooms above. The first room, which is directly off the kitchen, houses the central heating boiler and has a laundry area, and the staircase to the upper floor.

Workshop (2 rooms, of 16m<sup>2</sup> and 45m<sup>2</sup>) with water and electricity

Open fronted hangar/woodstore

Cellar (under the lounge), accessed by steps outside at the front of the house

Separate orchard on a plot of 1320m<sup>2</sup>, around 150m from the house.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for



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Conditie: Good

### **Algemeen**

Slaapkamers: 4  
Badkamers: 2  
Lot Afmeting: 6409 m<sup>2</sup>

### **Utility details**

Heating: Ja

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.870.216

