



Beautifully Renovated Detached Property



Agent Info

Name: David Evans
Company: Cle France Ltd
Name:
Country: United Kingdom
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone: +44 (1440) 820-358
Languages: English, French
Website: <https://clefrance.co.uk>

Listing details

Property for: Sale
Price: EUR 260,500

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
ZIP code: 86400
Posted: Jul 01, 2024

Description:

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 (10m²) Tiled floor.

Shower room (3m²). Wooden floor. Shower, handbasin and wc. Heated towel-rail

Fitted and equipped dining-kitchen (15m²) with a well-thought-out range of base and wall units.

Integrated electric oven, gas hob, fridge and dishwasher.



Lounge (27m²) Beamed ceiling and wooden floor. Fireplace with a wood burner, and French windows leading to the covered terrace at the rear
Dining-room (25m²). 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 (13.5m²) Beams. Access to the office space on the mezzanine
Bedroom 2 (13m²) Beams
Bedroom 3 (14m²) Beams
Bedroom 4 (11m²) Beams. Views to both the front and back
Bathroom (6m²) 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 (30m²) and (42m², 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 16m² and 45m²) 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 1320m², 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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Condition: Good

Common

Bedrooms: 4
Bathrooms: 2
Lot Size: 6409 sq m

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.870.216

