

## Beautifully renovated farm house with garden and outbuildings plus gite accommodation

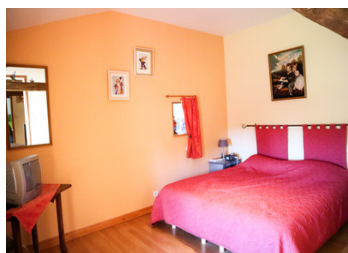


## INFORMATION

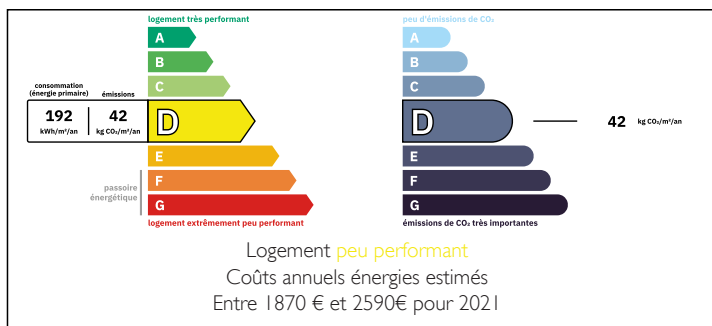
Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	4
Floor:	147 m2
Plot Size:	11329 m2

## IN BRIEF

Formerly farm buildings this lovely property has been transformed into a spacious house with kitchen, open plan lounge/diner, office, shower room and 3 double bedrooms with one ensuite. A large barn, a workshop and other outbuildings surround the courtyard garden and large veg plot.

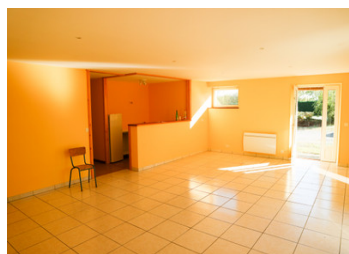


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1543 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The property consists of:

### GROUND FLOOR

Modern fitted kitchen 2.62m x 3.64m with space for dining table and chairs

Lounge/diner with exposed stone walls, woodburner and beams 6.41m x 4.89m

Walk-in shower room 2.07m x 2.71m

Office or single room 5.35m x 2.89m

Boiler and utility room 5.55m x 4.13m

Cellar

### FIRST FLOOR

Bedroom 1 with beams and view to courtyard garden 3m x 3.79m

Bedroom 2 with beams 3m x 3.90m

Shower room with separate toilet

Bedroom 3 with walk-in wardrobe, view to courtyard and countryside 3m x 6m

Ensuite bathroom with shower and basin 1.91m x 2.79m

### OUTSIDE

Barn - workshop and garage space with concrete floor 6.68m x 10m with first floor 10m x 20m

Stables - ideal for storage

Chicken house

Outbuilding which could be ideal for a gite as fosse, electric and water already in situ

Large workshop with concrete floor and mezzanines 984m<sup>2</sup> approx

Incorporated in this workshop is an apartment for guests comprising:

Kitchen (2m x 3.70m), lounge/diner (5.67m x 8.65m), bedroom (3.37m x 3.75m), shower room, toilet and loftspace.

The property benefits from double glazing, oil fuelled central heating, 2 fosse septiques.

Situated within 2km of Montmorillon town with amenities such as bars, restaurants, supermarkets, weekly market, train station, hospital and schools. Both Poitiers and Limoges airports are easily