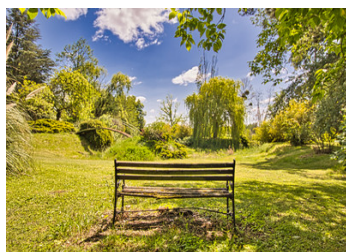


Beautiful 19th century stone village property, 1.4ha park, numerous outbuildings, south of the Loire Valley



INFORMATION

Town:	Berthegeon
Department:	Vienne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	14186 m2



IN BRIEF

5 km from Monts sur Guesnes, a village with all shops and schools, come and discover this magnificent property which is hidden behind its huge stone porch.

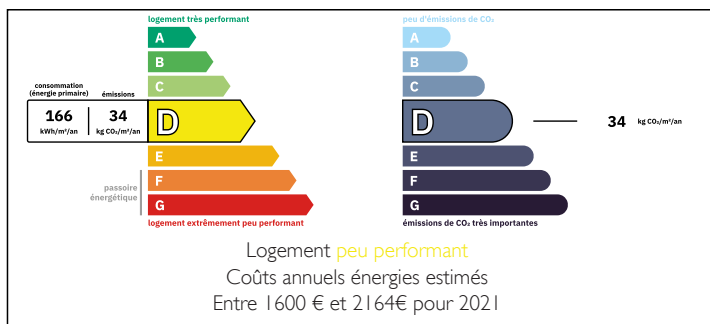
Once past this porch, you will find a large garden with flowers of about 500 m2 totally surrounded by exposed stone buildings.

Once past another porch, a huge park of about 1 ha (2.5 acres) planted with mature trees gives access to the pond and the vegetable garden with greenhouses.

The house itself has a magnificent recently installed travertine floor on the ground floor. Double glazed windows with electric solar shutters have just been installed. It has a large living room with fireplace and a beautiful dining room with fireplace which have direct access to the outside terrace and the flowered garden.

A new fitted kitchen, which needs to be finished to your taste,...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 1048 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

Ground floor:

- entrance 11 m2 with cupboard, staircase, access to independent WC
- WC 1m2 with washbasin
- living room 28 m2, on the left, with open fireplace, cupboard, French window
- Dining room 31 m2, on the right with fireplace and large cupboard, French window
- Kitchen 14 m2, on suite with French window

Upstairs to finish decorating to your taste:

- landing giving access to:
- shower room 5.3 m2, opposite with WC, shower and washbasin
- large bedroom approx. 30m2, to the right, with shower room, two alcove cupboards
- a bedroom 12 m2
- a bedroom of 18 m2 following the previous one
- a bathroom 7 m2 with bathtub
- The staircase continues to the attic.

THE OUTBUILDINGS:

- *Under the courtyard 55 m2 facing the house:
- an independent bedroom 24 m2 with radiator and fireplace (possibility of using it with the old wine press and the attic to make a gîte with an independent garden thanks to an opening onto the beginning of the park on the other side of the building).
- an external WC 1 m2
- Boiler room with DE Dietrich boiler, October 2021
- An old wine press 30.5 m2
- Cellar 25 m2
- Room used as storage 21 m2, 2 oil tanks 1500l
- Attic on all rooms described
- *Basement 40 m2 for parking 2 cars, but with sufficient height for a camper van.
- *30 m2 porch allowing to park another car and giving access to the park
- 85 m2 with attic on the whole
- *after the porch:
- workshop 35 m2 with pump on pit for rainwater recovery and attic above