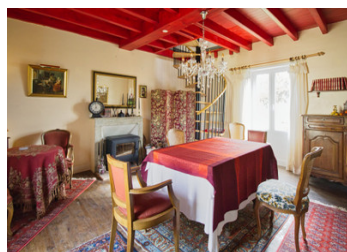


Country cottage with gorgeous views, large garden, and room to expand into the outbuildings if desired.



INFORMATION

Town:	Savigny-sous-Faye
Department:	Vienne
Bed:	2
Bath:	1
Floor:	139 m2
Plot Size:	3647 m2

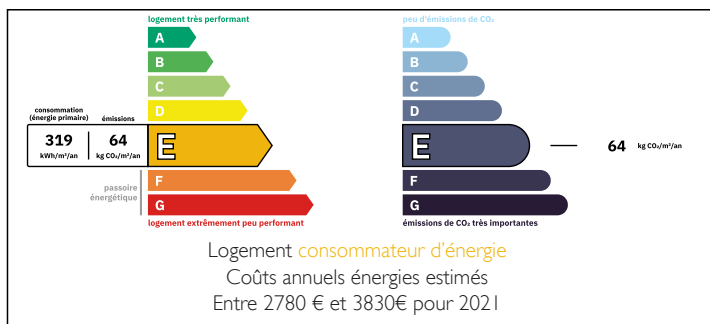


IN BRIEF

On the edge of a small hamlet, this classic longère sits in a large garden, which boasts uninterrupted views over the neighbouring fields and woods. Featuring a host of original features including fireplaces, tomette floors, and exposed beams, the house (139m²) is attached to a garage / barn (70m²) and beyond that is another section with a mezzanine and wood-burning stove (45m²) which could be used as a workshop for crafts or yoga, etc, or alternatively converted into further accommodation.

It is only 10km to Lencloître, with shops, schools, restaurants, sports and medical services as well as a bustling monthly market. The larger town of Châtellerault, with a general hospital as well as a train station with TGV links to Paris or Bordeaux is half an hour away, and the city of Poitiers (offering flights to Stansted, Edinburgh and...

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: 477 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the road, a pretty drive leads up one edge of the garden to a gated courtyard, where there is plenty of space to park, including under cover.

The front door leads directly into the kitchen (19m²) which still has the original tomette floor, exposed beams and fireplace with wood-burning stove. There is another partially-glazed door to the rear and another window to the front.

To the left of the kitchen, up a couple of steps, a door leads to the spacious dining room (26m²), with wooden floor, windows front and back, as well as an original fireplace with a newly-fitted wood burner. A spiral staircase in one corner leads up to an attic space (12m²), currently used as a guest bedroom.

Going back downstairs, through the kitchen and this time passing through the door to the right, we find ourselves in a spacious yet cosy-feeling living room (32m²), with front and rear windows and a fireplace with woodburning stove. The floor in here is also laid with tomettes and there is a staircase up to the master suite.

Once upstairs, we find ourselves in a huge open-plan bedroom suite; the first part (32m²) contains a double bed, corner office space, a rooflight to the front and two windows with views over the fields to the rear. This space opens through to a further area (13m²) with rooflight and window to the front, off which is a dressing area (4.5m²) and a shower room (3.5m²) with a...