

Magnificent 5-bedroom farmhouse featuring huge living area with cathedral ceiling and mezzanine, lovely garden



INFORMATION

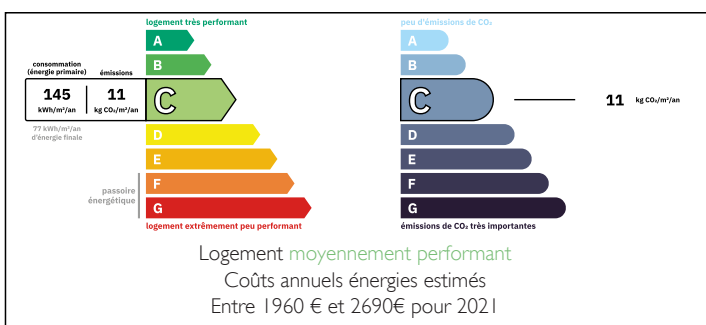
Town:	Saint-Gervais-les-Trois-Clochers
Department:	Vienne
Bed:	5
Bath:	2
Floor:	212 m2
Plot Size:	3000 m2



IN BRIEF

Located just 2.5km from a village with all amenities, this farmhouse offers 212m² of living space, including 5 bedrooms and a living room of almost 80m² with fireplace, cathedral ceiling and mezzanine. This house benefits from a good energy efficiency rating (C) thanks to its Viessmann heat pump. The individual drainage system was also brought up to standard in 2024.

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: 1363 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the house, the entrance hall (6m²) leads to the kitchen on the left or the main room on the right. The fitted kitchen (17.5m²) is light and airy, with a patio door to the front. To free up space, there is an adjoining 3.5m² space (it would make a lovely pantry) with sliding door and sockets (for a freezer, for example). A corridor from the kitchen runs along the rear wall of the building, avoiding the linked rooms so often found in longères. From the corridor, you can first access a tiny but adequate utility room ready for a washing machine and tumble dryer along with a little storage space. Further along is a large bathroom with bath, walk-in shower and vanity unit, as well as a separate toilet (with washbasin). There's no shortage of storage space, with built-in wardrobes in the hallway. There are also two 15m² bedrooms on the ground floor, each with patio doors opening onto the courtyard. At the end of the hallway is the boiler room with a Viessmann heat pump. A door at the back leads to the garage (40m²), which can also be used as a storage area, workshop or games room.

If you go back to the entrance and turn right instead of left, you'll find yourself in the huge but comfortable, triple aspect living room (79m²), the fourth wall (over 7m high!) dominated by a magnificent fireplace where you could install a wood-burning stove if...