

South Loire Valley, nice stone residence, in large wooded grounds with covered swimming pool and outbuildings



INFORMATION

Town:	La Roche-Rigault
Department:	Vienne
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	5136 m2

IN BRIEF

Set in a small hamlet typical of the southern Loire Valley, this charming property is made up of beautiful tufa stone houses.

The main house (210 m2) has 4 bedrooms, one of which is on the ground floor. The outbuildings, all in good condition, offer additional space for a host of possibilities.

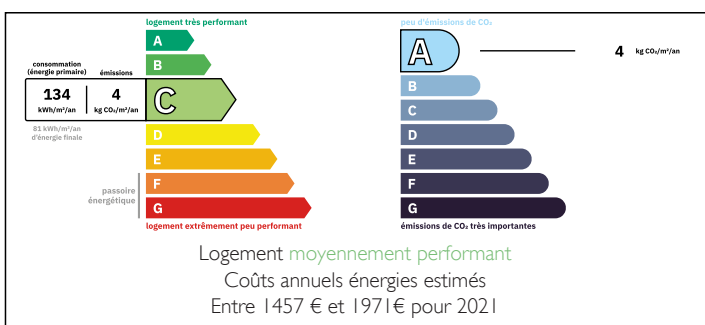
A large covered swimming pool completes the property, set in more than 5,000 m2 of enclosed grounds planted with trees.

Central heating via a recent heat pump makes this a very comfortable main or holiday home.

Situated 10 minutes from Loudun and just a stone's throw from the Scevolles forest with its many footpaths and the 'green line' (cycle path), this large property has a lot to offer.



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: 1223 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

GROUND FLOOR

- 19.2 m2 fitted and equipped kitchen
- master bedroom 12 m2 with access to terrace
- adjoining shower room 4.7 m2 with Italian shower, double washbasin and WC
- separate WC 1.5 m2
- Dining room 21.7 m2
- 31.8 m2 lounge with wood-burning stove, staircase to first floor

1st floor:

- large room 58 m2 used as office and games area which could easily be divided if additional bedroom required.
- A corridor leads to 3 bedrooms and a shower room with WC.
- Bedroom 12.2 m2
- 7 m2 shower room with Italian shower, WC and washbasin
- Bedroom 12 m2
- Bedroom 14.75 m2

From the outside, access to a boiler room used as a utility room 17.5 m2

TECHNICAL POINTS:

- central heating by 3-year-old heat pump
- double glazing
- Septic tank for drainage, to be brought up to standard
- a well with a pump for watering the garden

THE LAND

Enclosed grounds with numerous trees, shrubs and fruit trees.

THE POOL

12x6 m swimming pool, covered for safety and heated, 1.20 m to 1.80 m deep, with terrace.

OUTBUILDINGS:

- a small building, summer kitchen currently 33 m2 could easily be converted into a small gîte