

In the south Loire Valley, isolated stone property with views, large enclosed grounds, large outbuildings



INFORMATION

Town:	Lencloître
Department:	Vienne
Bed:	4
Bath:	1
Floor:	163 m2
Plot Size:	6300 m2



IN BRIEF

In the south Loire Valley, come and discover this tufa stone property which is habitable without any work and has retained its character with exposed stone walls, beams and fireplaces.

The house has two bedrooms on one level and two others upstairs.

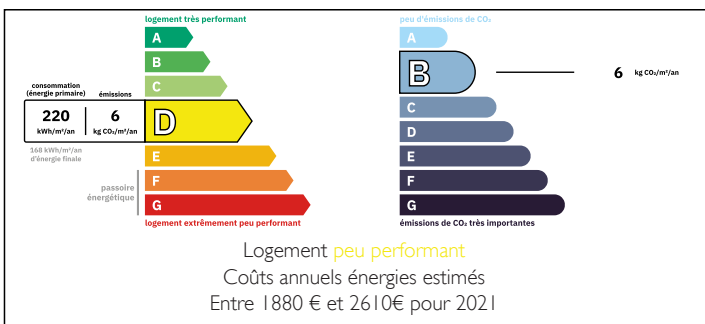
Its numerous outbuildings could be used for various activities or to create a gîte.

It has no nearby neighbours, which could also allow to use it for events or crafts activities.

It currently houses a boarding kennel for dogs and cats.

Its 6300 m2 of land is fully enclosed.

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.



DESCRIPTION

THE PROPERTY IN DETAIL:

The entrance to the property is via an automatic gate, followed by several doors leading to the house itself.

From a garage area.

-Entrance hall, 12 m² corridor where is located the staircase for the upstairs bedrooms and giving access to

-separate WC with washbasin

-bathroom 9.2 m² with bath, shower and double washbasin

-4.5 m² utility room with storage space.

-11 m² bedroom with terracotta floor tiles, large cupboard

- living room 28.5 m² with terracotta floor tiles, beam, fireplace with wood-burning stove, exit to terrace

-Dining room 30 m² with terracotta floor tiles, beams, fireplace with wood-burning stove, exit to terrace on one side and kitchen access on the other.

- fitted kitchen 17 m² with access to the garden on one side and dining room on the other.

-Separate WC with washbasin.

-bedroom 15.6 m² parquet flooring.

THE OUTBUILDINGS:

In the extension of the house

-A large 114 m² barn (5.65x20) with a garage and entrance for the house.

Opposite the house:

-an old stable 74 m² with upper floor

-a 28 m² workshop with well pump

-a large 85 m² garage with electric door and heavy goods vehicle slab

At right angles:

-pigsties approx. 22 m² in 2 areas

-an old chapel with a bread oven

TECHNICAL POINTS

-double-glazed windows

-heating by wood-burning stoves and electric radiators

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES