

## Charming three bedroom property with outbuildings in La Roche Rigault

EXCLUSIVE



## INFORMATION

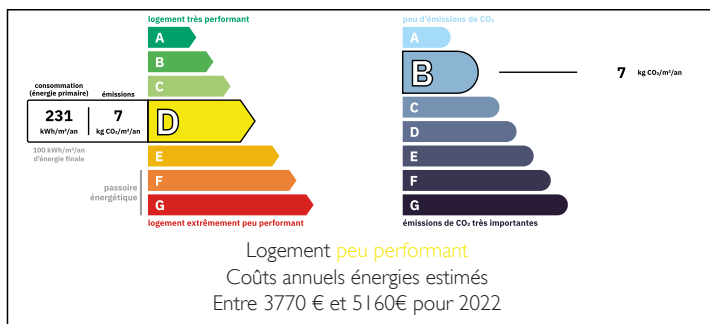
Town:	La Roche-Rigault
Department:	Vienne
Bed:	3
Bath:	1
Floor:	212 m2
Plot Size:	5070 m2

## IN BRIEF

At the end of a lane, this delightful property, which mixes 15th century character with a modern extension, sits within a walled garden and has numerous outbuildings, one of which could be restored to create a guest cottage.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entering through gates into the walled garden, which is mostly laid to lawn with mature trees, the house is ahead of you. You arrive in the entrance hall (10m<sup>2</sup>). Doors at the rear of the hall take you to the WC (3m<sup>2</sup>) and store room (3.5m<sup>2</sup>). To the right, is the fitted kitchen (21m<sup>2</sup>) with raised fireplace and window to the rear. From the kitchen is the modern extension, which has travertine floors and oak beams. This space benefits from underfloor heating. Here you find the dining room (37.5m<sup>2</sup>) with sliding glass doors which disappear into the wall, allowing you to let the outside in. Continuing through, is a living room (28.5m<sup>2</sup>) which could also be used as an office. This room also has sliding glass doors and a door to the side. Back in the hall, to the left, is a sitting room (36m<sup>2</sup>) with fireplace. The staircase to the first floor leads off this room to a landing (11m<sup>2</sup>) and the three bedrooms (15m<sup>2</sup>, 15m<sup>2</sup> and 12m<sup>2</sup>), bathroom (8m<sup>2</sup>) with bath, shower, sink and WC. There is also a separate walk-in cupboard (2m<sup>2</sup>).

Outside, a terrace fronts the property with views on to the walled garden. At the end of the modern extension is a laundry room (12m<sup>2</sup>) from where you can access the cellar (13m<sup>2</sup>) below.) There is also a storage room.

There are numerous outbuildings – a hangar (75m<sup>2</sup>) with two barns (58m<sup>2</sup> & 49m<sup>2</sup>) attached; a hangar where the previous owners...