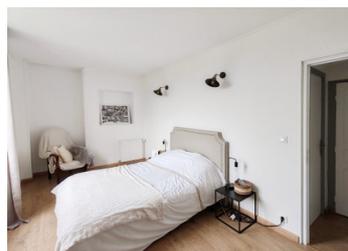
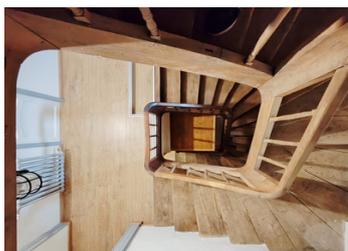


Pretty 4-bedroom "maison de maître" surrounded by fields between Richelieu and Châtelleraut



INFORMATION

Town:	Saint-Gervais-les-Trois-Clochers
Department:	Vienne
Bed:	4
Bath:	1
Floor:	149 m ²
Plot Size:	3500 m ²

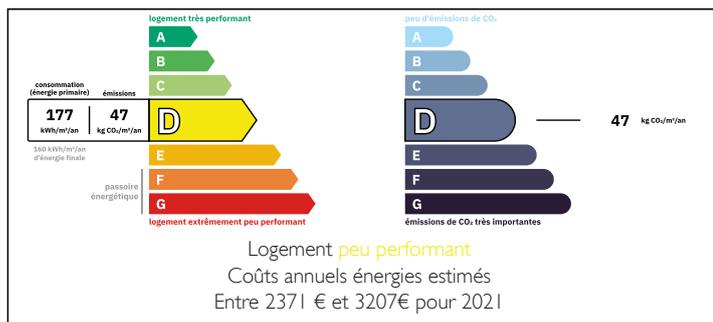


IN BRIEF

A pretty « maison de maître » with 4 bedrooms and over 3500m² of fully enclosed gardens, surrounded by fields and situated roughly midway between Richelieu and Châtelleraut. The house also contains an entrance hall, living room, dining room, kitchen, bathroom, convertible attic, and boiler room. Outside there is a varied and established garden with a covered terrace, garage and other small outbuildings.

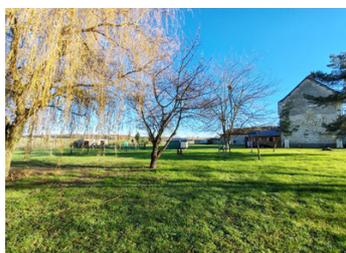
Just a couple of kilometres outside a village with shops and services. Easy access to Richelieu or Châtelleraut, TGV, motorway (A10), etc. The school bus stops right outside the house if necessary. The roof and dormer window surrounds were redone in 2017 and the individual drainage system was reinstalled to modern standards in 2022. New UPVC double glazing was installed in 2023.

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.



DESCRIPTION

This pretty 4-bedroom "maison de maître" surrounded by fields between Richelieu and Châtellerault is arranged as follows:

Downstairs:

Upon entering by the front door, you arrive in a hallway (10m²) with a door to your left to the living room, a door to your right to the dining room, and two doors straight ahead, one opening onto the downstairs WC with washbasin, and the other leading to the beautifully crafted wooden staircase. The large living room (32m²) and the dining room (22m²) both feature stone fireplaces and exposed beams and stonework as well as patio doors opening onto the front garden. The kitchen (16.5m²) is accessible via the dining room or by a separate patio door from the rear garden. A boiler room (15m²) completes this level and also features a shower unit and a door to the front garden.

Upstairs:

4 bedrooms (11, 11, 12 & 13.5m²) in each corner of the house, a bathroom (7.5 m²) with WC, double washbasin and bath, and a walk-in storage area (2.5 m²) on the landing.

New UPVC double glazing was installed in 2023.

The beautiful staircase continues up to the convertible attic which covers the whole house in 2 sections. The roof covering and the dormer window surrounds were completely redone in 2017.

*All measurements are approximate

Outside:

A fully-enclosed garden surrounds the property on three sides. There are established trees, bushes and flowers, a vegetable patch and animal area. There is also a garage, garden shelter, covered terrace and laundry room.

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES