

Country cottage offering traditional charm, oak beams and inglenook fireplace, with all modern amenities.



INFORMATION

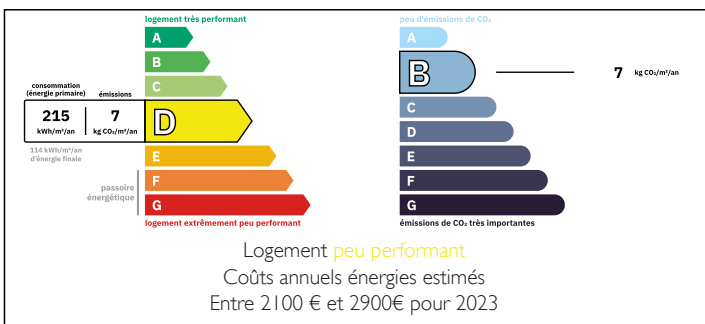
Town:	Coulonges
Department:	Vienne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	10392 m2

IN BRIEF

Situated at the end of a country lane the house is well maintained. The main towns of Montmorillon and Le Blanc are 30 minutes away. Completely private with no passing traffic, the house is a tranquil haven for those seeking a calmer pace of life. Owls nest in the garden, swallows visit the barn and the only sound that can be heard is birdsong. The villages of La Trimouille, Lussac les Eglises and Chaillac are less than a ten minute drive with a range of shops, pharmacies, doctors surgery, cinema bars and cafes - you don't need to travel far for your daily needs. The famous market of les Herolles (established in 1484) is one of the largest in France - set over 27 acres and offers anything imaginable is a ten minute drive away.



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: 442 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Built over 150 years ago and lovingly restored, the house sits in 5000 m2 of fully enclosed mature garden, with a natural pond, woodland, apple, cherry, almond walnut and nut trees. The house has a large terrace at the rear, perfect for morning coffee, evening aperitifs and entertaining friends and family. There is a 30m2 two storey barn, a wood store and a 300m2 kitchen garden and large potting shed. There is also an unattached field of 7000m2 5 minutes walk from the house.

On the ground floor of the house, the oak beamed entrance hall leads to the living room (which has glass doors leading to the front and rear gardens), kitchen, utility room and WC. Overlooked by a beamed upper gallery this is a light filled space that is warm and welcoming.

The custom designed fitted kitchen (28m2) has ample storage space, a breakfast bar, dining area and a full range of appliances. At the rear of the kitchen, double doors lead out to the garden terrace and a small herb garden. The 14m2 utility room offers additional storage and contains the washing machine and tumble dryer with double doors leading to the terrace.

A short flight of stairs leads from the hall to the mezzanine gallery and three bright and airy double bedrooms, the largest of which has an ensuite shower room and separate dressing room. There is a good size family shower room and WC.

The house has been professionally rewired...