

Beautifully finished stone-built house and outbuildings set in 2 hectares of riverside woodland and meadows



INFORMATION

Town:	Cuhon
Department:	Vienne
Bed:	4
Bath:	2
Floor:	333 m2
Plot Size:	19331 m2



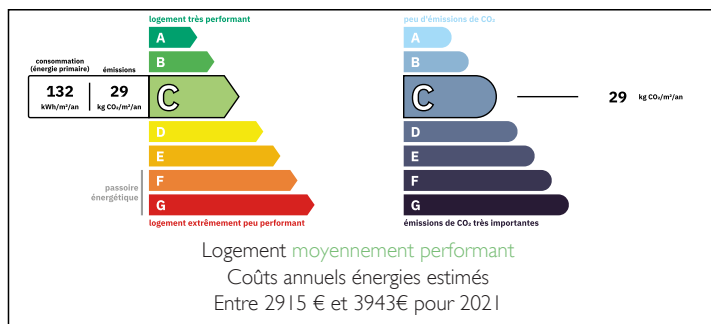
IN BRIEF

Set on an exceptional plot of just under 2 hectares, this unique property combines the charm of the past with modern comfort. With parts that date back to the 16th century, it has been meticulously renovated so as to both enhance its period features and create a contemporary and practical living environment.

The interior is spacious and bright with a mezzanine above the main living area and exposed beams that give a real sense of grandeur. Outside, you are in nature with woods, gardens, meadows and water ways..

This property in great condition and is ideally situated to enjoy the calm and beauty of the countryside while offering opportunities for expansion and the development of a tourist/hospitality business.

ENERGY - DPE



Details of accommodation as follows:

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: 2009 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

- Open plan kitchen, dining, lounge area 96m²:
- Bedroom 25m² + walk-in wardrobe
- Bathroom 8m²
- Utility room 16m²
- WC

FIRST FLOOR:

- Bedroom 35m² + walk-in wardrobe
- Bedroom 25m²
- Bedroom 8m²
- Shower room 5m²
- Shower room 8m²
- WC

OUTSIDE:

- Garage
- Workshop/bar with bread oven
- Potting shed/den
- Parking
- Woodland/orchards - including truffle oak trees
- Vegetable plot
- Stables
- Meadow
- Pigeonnier (pigeon tower)

Hypermarkets and all basic amenities are available in nearby Mirebeau, a thriving town less than 10 minutes away by car. The trip to Futuroscope and the international airport at Poitiers takes about 30 minutes. Central Poitiers and access to the TGV rail network is about a 40 minute drive away.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>