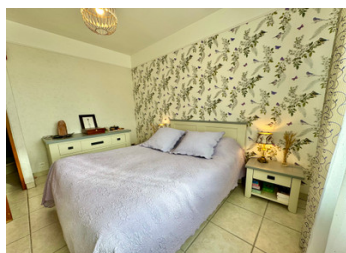


South Loire valley stone property with a main residence and a guesthouse, enclosed land with a swimming pool.



INFORMATION

Town:	Saint-Genest-d'Ambière
Department:	Vienne
Bed:	6
Bath:	4
Floor:	220 m2
Plot Size:	4374 m2



IN BRIEF

At the door step from Futuroscope, charming countryside property consisting of a 136 m² house with 3 bedrooms, including one on the ground floor, and a 84 m² cottage with 3 bedrooms upstairs, sold furnished.

Perfect as an intergenerational property or if you are looking for additional income.

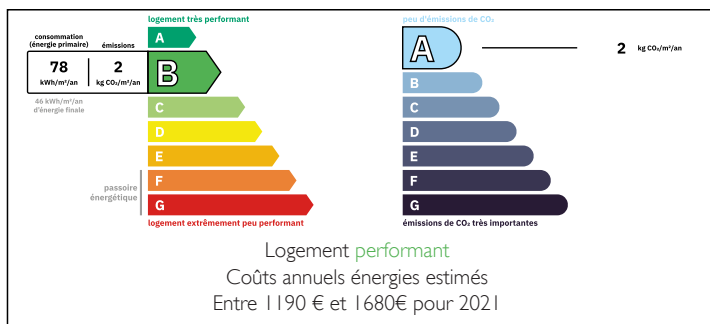
Outside, the property features a large enclosed garden with a sheltered swimming pool, outbuildings, and a chicken coop.

From the pool, there is an open view of the surrounding countryside.

The lawn is adorned with a few shrubs and fruit trees.

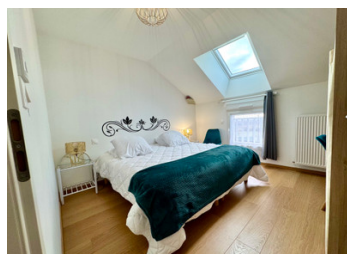
On the other side of the dead-end lane, another plot of land 2362 m², not enclosed, hosts more fruit trees, a vegetable garden, and could accommodate animals if desired

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: 681 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE PROPERTY IN DETAIL

The entrance is through an automatic gate.

*Main House:

GROUND FLOOR:

- Living/dining room (42 m²), the entrance is through this room which features a wood stove.
- Kitchen (13 m²)
- Utility room/boiler room (14 m²) housing the heat pump, water softener, a-and main electrical meter.
- Independent WC with washbasin (1.5 m²)
- Bedroom (11.50 m²) with ensuite shower room (4 m²)

FIRST FLOOR:

- Landing (12.2 m²)
- Bedroom (11.40 m²) with wardrobe
- Bedroom (14 m²) with wardrobe
- Shower room with WC (4.5 m²)
- Attic (13.4 m²), used as a very bright sewing workshop
- dressing 6m2

The Cottage:

GROUND FLOOR:

- Living area (33 m²) with kitchen/living/dining room, the entrance is through this room which includes a wood stove.

- Shower room with WC (5.40 m²)

FIRST FLOOR:

- Landing (4 m²)
- Bedroom (15.8 m²)
- Bedroom (11 m²)
- Bedroom (11 m²)
- Shower room with WC (4.4 m²)

TECHNICAL POINTS:

- Central heating by heat pump (2023)
- Septic tank (2022)
- Electric shutters throughout
- Recent electric connexion and fus box
- Swimming pool 8x4 meters with shelter (2022)