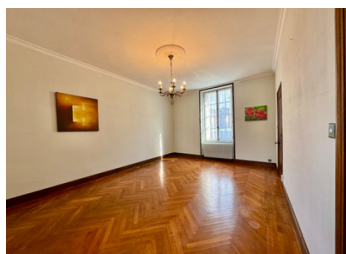


In a village 30 minutes from Poitiers, 145 m2 property and numerous outbuildings with all amenities at walking



## INFORMATION

Town:	Mirebeau
Department:	Vienne
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	822 m2

## IN BRIEF

In the center of a village with all amenities, located in a quiet area, beautiful 19th century maison de maître with exposed stone facade featuring numerous spacious rooms, large outbuildings, enclosed courtyard and large entrance porch.

It needs to be brought up to date, but the old parquet floors are magnificent and give this property great charm.

As does the attic which could be converted into living space, with a roof structure to be enhanced.

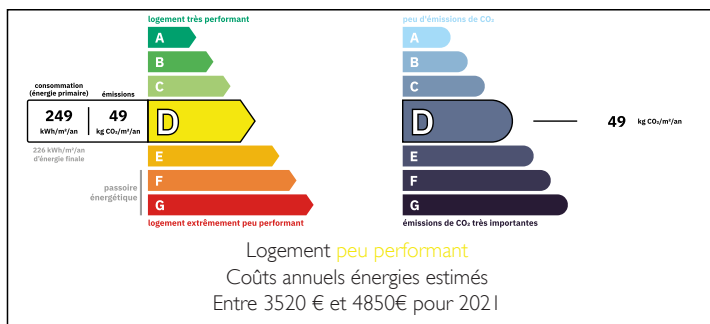
Great potential for renovation enthusiasts.

This property has spacious rooms, including at least three comfortable bedrooms, ideal for a family.

The house also benefits from numerous outbuildings, offering varied possibilities for a craftsman or artist.

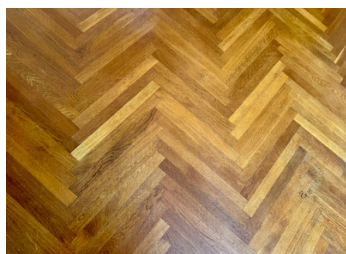
Once past the porch, the large courtyard (around 300sqm) is totally enclosed and not overlooked. Despite the absence of a garden, it features touches

## 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

### THE PROPERTY IN DETAIL:

#### GROUND FLOOR

- entrance 6.5 m2 oak parquet floor
- study 14 m2 oak parquet floor
- library 2.5 m2 oak parquet floor
- hallway with wooden staircase to first floor
- a few steps lead down to the living area
- 24 m2 living room with stone floor and fireplace insert.

- kitchen 6 m2
- hallway
- separate WC
- shower room

#### 1st floor:

- landing 3 m2 with staircase leading to attic
  - bedroom 17 m2 pine parquet floor
  - bedroom 14 m2 pine parquet floor
  - bathroom 8.2 m2
  - bedroom 26 m2 currently separated into two rooms
- 2nd floor
- attic with beautiful beams.

### OUTBUILDINGS:

- laundry room 16 m2 near kitchen with indépendante access
- workshop/boiler room 21.5 m2 in basement
- cellar 15 m2 in basement
- wine cellar 7 m2 in basement
- entrance porch 57 m2
- room 23 m2
- stable approx. 55 m2
- open barn approx. 125 m2 (18x7) with storey and enclosed area
- other shed approx. 60 m2

### TECHNICAL POINTS:

- mains drainage
- oil-fired central heating, 2017 viessman boiler
- double-glazed wooden windows
- electric shutters on lower level

### THE AREA:

## LOCAL TAXES

Taxe foncière:	1800 EUR
Taxe habitation:	EUR

## NOTES