

Wonderful, luminous longère set in beautiful, fully-enclosed mature garden with pool in a peaceful environment



INFORMATION

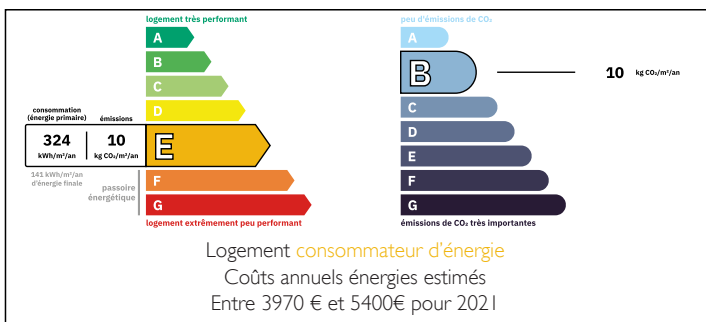
Town:	Sammarçolles
Department:	Vienne
Bed:	4
Bath:	1
Floor:	205 m2
Plot Size:	2378 m2

IN BRIEF

Beautiful longère dating from 1865, offering large rooms on the ground floor, as well as 4 bedrooms (and the possibility of creating a 5th). Completely overlooked, this south-facing house enjoys the ideal location in a peaceful hamlet with a large enclosed garden planted with numerous trees, including various fruit trees, as well as a beautiful wisteria. There is also an in-ground heated swimming pool with dome, increasing its season of use.



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 habitation: EUR

NOTES

DESCRIPTION

In a peaceful hamlet, electric gates open onto a large curved gravel driveway, leading to the house.

Behind the front door (glazed to maximise light) is a spacious entrance hall (13.5m²) with traditional "tomette" terracotta tiled floor, and access to the WC (1.5m²) and the boiler/laundry room (5m²) with electric boiler. To the right of the entrance hall, the tomettes continue into the kitchen (19m²), with glazed door in front and stairs behind. To the right of the kitchen is a double aspect dining room (39m²) with double glazed doors and two huge floor to ceiling windows for maximum light, with large open fireplace with double height just before, and again tomette tiled floor. A staircase from here leads up to a mezzanine where there are 2 bedrooms (each approx. 11m²). Stairs from the kitchen lead up to a square landing (11m²), currently used as a TV area, off of which there are 2 further rooms used as bedrooms (8m² and 7.5m²), one with its own washbasin, and a bathroom (6.5m²) with bath and double washbasin.

Returning to the entrance hall, to the left is a corridor (5m²) with a pantry (6.5m²) to the left, complete with numerous shelves and power points. At the end of the hallway is a huge living room (44m²) with cathedral ceiling, a large bay window to the front, and a travertine floor. Most of the walls are exposed stone, but there is a section of breeze-block at the back to...