

Charming country property comprising two houses in a large garden with outbuildings on the Loire/Vienne border

EXCLUSIVE



INFORMATION

Town:	Sérigny
Department:	Vienne
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	9741 m2

IN BRIEF

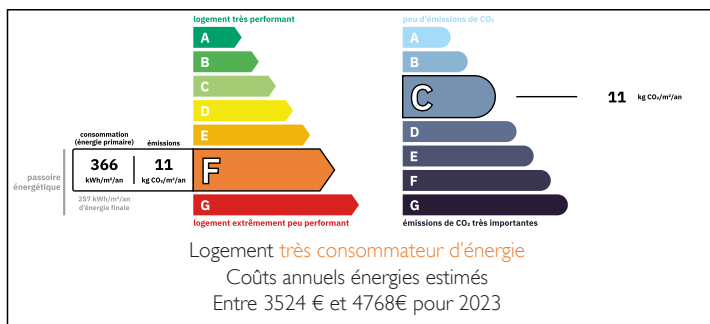
This delightful property will charm you from the moment you pass through the electric gates into the spacious and beautifully planted central courtyard. The main house oozes character through its exposed stone, tommette floors, original beams and large fireplaces, and has extraordinarily high ceilings for a longère. Should you wish to add extra bedrooms by expanding up into the attic space, this also offers generous headroom so no ducking under beams here!

The second house is also on one level, though accessed from the outside of the courtyard, up a series of broad stepped terraces from its own hedged area of garden, making it perfect for use as a gîte or for family to stay close by without being on top of one another.

The large garden allows you to find sun or shade somewhere at pretty much any time...



ENERGY - DPE



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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

Entering the property, you find yourself in a beautiful courtyard with curved driveway, lawn and established trees and shrubs, including a glorious mulberry as well as a fig tree. Various buildings border this courtyard and there is an additional huge garden beyond, making almost a hectare in total.

To the right is the main house, currently offering approximately 170m² of living space, featuring exposed stone, both inside and out. Exposed beams and huge stone fireplaces, along with traditional tomette flooring, lends to the classically chic French look. The large, high-ceilinged rooms, perhaps due to all of the natural materials, wood-burning stoves and tasteful decor, manage to retain a cosy feeling in spite of their size. This house is built in the typical longère style, meaning that on either side of the welcoming entrance hall, the rooms lead onto one another - to the left, a 40m² living room and then a bedroom, to the right, the 40m² dining room, then kitchen, then utility. Behind the entrance hall is a bathroom with walk-in shower, washbasin and WC. The house is currently arranged as a beautiful and spacious single-storey dwelling but there is in fact the potential to develop a whole extra level upstairs, effectively doubling your living space and adding bedrooms for as many as necessary.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Opposite the main entrance to the courtyard is another building, containing various storage spaces and an enormous garage at ground level, from which ancient stone steps descend deep underground to the most...