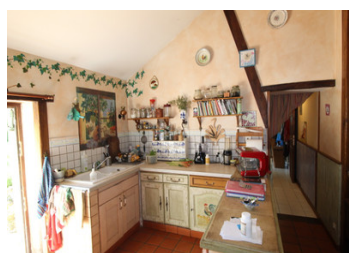


Stunning house with authentic French charm. Peaceful with an air of tranquility and calm.

EXCLUSIVE



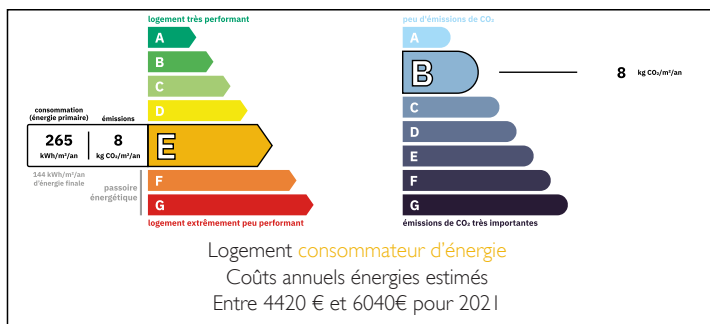
INFORMATION

Town:	Saint-Pierre-de-Maillé
Department:	Vienne
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	6679 m2

IN BRIEF

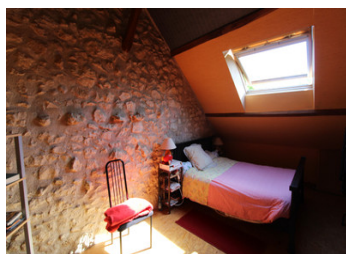
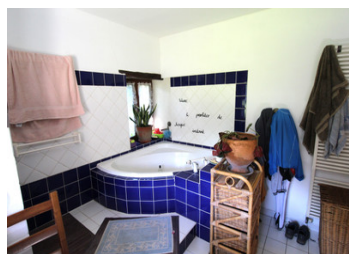
Set in the country side yet only two miles to St. Pierre de Maille (<https://www.saint-pierre-de-maille.fr/>) this beautiful house set in over 1.6 acres has it all, including a separate four roomed house to renovate if wanted. The garden has a variety of fruit trees and two large vegetable plots and an inground pool. Decorated to a high standard and retaining many original features. Numerous outbuildings of just under 200m2 including a double height 80m2 barn perfect for a tall camper van. The house has both oil-fired central heating and heat pump.

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

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Entering the property through the sun lounge you come into the large sitting room (65m²) which has a large wood burning fire. This opens into the kitchen, dining room and large walk in larder which has masses of additional storage.

From the kitchen area you have a corridor leading to fully plumbed utility room, toilet and large bathroom with both a corner bath and a shower.

From the sitting room there is also access to a self contained treatment room, office, toilet and reception area (current owners provided holistic treatment services).

Stairs from the sitting room lead to an open mezzanine area currently used as a library and home office.

On the upper floor are four bedrooms (one with en-suite toilet and shower) and an open plan area with bookcases and additional toilet.

There is a separate gardening room and also a four roomed house for renovation if further space is required.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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