

Beautiful three bedroom stone cottage with stunning views, Loire Valley



EXCLUSIVE

## INFORMATION

Town:	Berrie
Department:	Vienne
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	872 m2



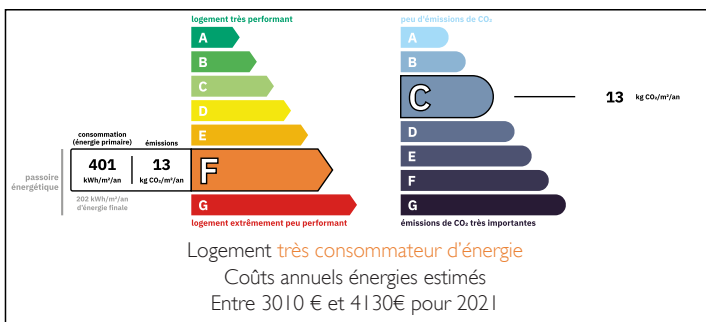
## IN BRIEF

Set in the heart of the picturesque Loire Valley, this delightful three bedroom, two-bathroom cottage offers a perfect blend of character, comfort, and breathtaking scenery. Located near the historic town of Montreuil-Bellay, renowned for its magnificent château and vibrant town centre, this home provides both tranquility and convenience.

Step inside to discover a warm, character-filled interior, ideal for those seeking an authentic French country lifestyle. Outside, the beautiful garden with stunning views, features a shady terrace—perfect for al fresco dining—as well as a selection of outbuildings and traditional caves, offering endless potential.

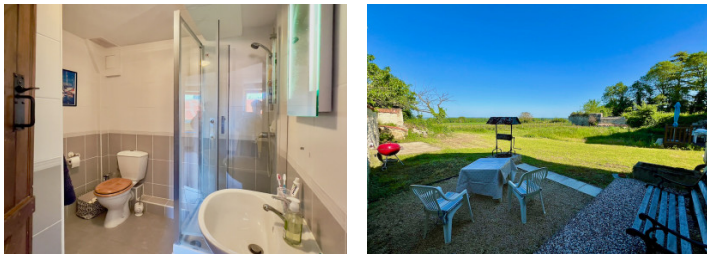
Whether you're looking for a permanent residence, a holiday retreat, or a charming investment, this cottage is a rare gem in a truly special setting.

## 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 House

#### Ground Floor

Welcoming dining room/entryway with access to the terrace, under-stairs storage, and staircase to the first floor

Cosy living room with a wood-burning stove

Fully fitted kitchen

Additional ground floor room ideal as a bedroom or second reception room

#### First Floor

Two generously sized bedrooms, each with en suite bathrooms (one with second door to hallway).

#### Outside Space

Spacious outbuilding with electricity—ideal for storage, workshop, or conversion

Covered parking area

Traditional caves for wine storage or additional space

Graveled driveway with ample parking

Sunny terrace and patio—perfect for outdoor dining and entertaining

Mature garden with panoramic views over rolling countryside

#### Practical Information

Heating via electric radiators and wood-burning stove

## NOTES