

Tastefully renovated property with 3 bedrooms and a studio, outbuildings and garden in the South Loire Valley

EXCLUSIVE



## INFORMATION

Town:	Ternay
Department:	Vienne
Bed:	3
Bath:	2
Floor:	190 m2
Plot Size:	2960 m2

## IN BRIEF

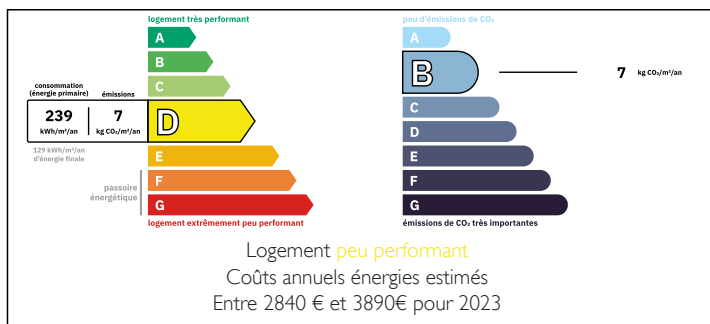
In a tufa stone village, well known for its château, between vineyards and forests, 12 km from Loudun, 30 km from Chinon and 30 km from Saumur, 3 hours from Paris come and discover this recently tastefully renovated property with the French life style.

The park, planted with trees and flowers, have two entrance gates, one of which is automatic. It is completely enclosed and out of sight.

The main house and most of the outbuildings have recently been renovated, including work to the roof, electricity and septic tank.



## 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 foncière:** 1390 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

- Welcoming entrance hall (9sqm) with elegant staircase
- Sitting room (24.3sqm) : tiled floor, original fireplace with log burner, ornate ceiling rose and cornicing, 2 windows
- Kitchen (35sqm): Fitted kitchen open to dining area with log burner, hob uses bottled gas,
- Toilet and laundry area (2.5sqm)
- Upstairs :
  - Landing(4sqm) with original floorboards
  - Master bedroom (24.8sqm) with original floorboards, stone chimney, 2 windows looking over the front and rear of the house, electric heating
  - Dressing room (4.5sqm) (where the water heater is also located)
  - Second double bedroom(14.5sqm), window to the front of the house
  - Spacious bathroom (6.8sqm) with bath, Vanity unit, WC, heated towel rail, tiled floor

-Loft extension (64sqm) offers a substantial space for entertaining, for hobbies, or for a potential source of occasional income.

(It can have a separate entrance by stone steps from the outside, to be finished.)

-Large space with window and velux currently used as an artist studio.

- Further double bedroom with wooden floor and Velux window,
- separate shower room with WC.

Outside, you will find several cellars including one very large 'cave' with the original wine press which would make a great entertaining space.

There are further outbuildings including a garage / workshop, a covered barn, and a further 2-room house which could be renovated.

The garden is mature and well maintained including a vegetable garden, fruit trees and a sunny terrace overlooking the lawn.

Entrance through stone porch, to right, garage /