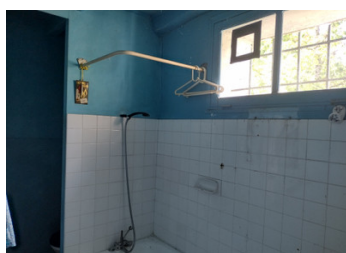
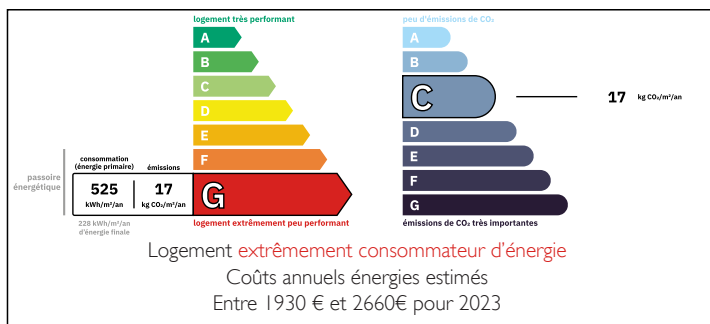


Exciting Renovation Opportunity – Rural Hamlet retreat with Land and Outbuildings

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saulgé
Department:	Vienne
Bed:	1
Bath:	1
Floor:	50 m ²
Plot Size:	4316 m ²

IN BRIEF

Exciting Renovation Opportunity – Rural Hamlet Retreat

Discover the potential in this charming 1-bedroom semi-detached hamlet house, brimming with character and waiting for your personal touch. Nestled in a tranquil countryside setting, this property offers a rare chance to create your dream rural escape.

Key Features:

- Delightful period home in need of modernisation
- Generous plot with excellent outdoor space for gardening or hobby farming
- Substantial stone barn offering exciting conversion possibilities (STPP)
- Peaceful location with unspoiled rural views

Perfect for those seeking a rustic lifestyle or a rewarding renovation project, this unique property

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

Set in a tranquil countryside setting just outside the village of Saulgé, this semi-detached one-bedroom cottage offers a wonderful opportunity for renovation and expansion. With character features throughout and ample scope to extend into the roof space (subject to permissions), this is an ideal project for those seeking to create their dream rural retreat.

The property sits on a generous plot that includes a well-established garden with mature fruit trees, a large adjoining field, and a substantial barn—perfect for conversion into guest accommodation, a gîte, or equestrian use.

Whether you're looking for a peaceful permanent residence, a holiday home, or an investment with potential, this charming cottage is full of promise. With space, character, and room to grow, it's a rare find for those ready to bring a vision to life.

Key Features:

- Characterful one-bedroom cottage with renovation potential
 - Generous plot with mature garden and orchard
 - Large barn with conversion possibilities
 - Adjoining field ideal for leisure or equestrian use
 - Peaceful rural setting near Saulgé
- = Potential to add value through modernisation and development

Enter this characterful home through the front garden and step into the main house, offering a cozy living space and excellent potential for modernisation.

Interior Features:

Dining Room (5.3m x 3.2m)

A spacious room featuring an open fireplace and electric heater, ideal for family meals or entertaining.

Kitchen (2m x 1.5m):

Compact yet functional, with hot and cold running