

4 bedroom detached property with idyllic garden, numerous outbuildings and large barn in a peaceful hamlet



## INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	4
Bath:	1
Floor:	129 m <sup>2</sup>
Plot Size:	3820 m <sup>2</sup>



## IN BRIEF

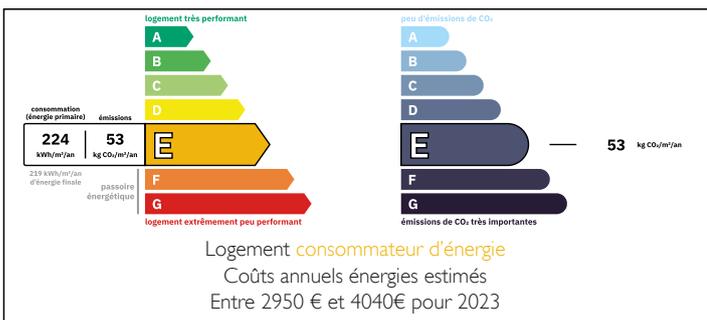
**\*\*Under offer\*\*** Nestled in delightful mature gardens, this charming 4-bedroom home offers space, character, and endless potential.

Set in a peaceful hamlet in the French countryside, the single-storey property features a spacious, double aspect living room, a kitchen/dining area, and an attractive terrace with lovely views over the gardens, perfect for enjoying the peace and quiet on sunny days.

Attached outbuildings house the oil-fired boiler and provide excellent storage, with scope for conversion into further accommodation (subject to permissions).

Additional outbuildings, hangars, and workshops are located near the vegetable garden and vines, while a large barn opposite the house adds even more possibilities to this characterful ensemble.

## 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

The attractive lounge is flooded with light thanks to 2 sets of patio doors leading out to the terrace, an internal door leads through to the large dining room with fitted kitchen and insert woodburner. Next to this room is a bedroom that could also be used as another living room, study or pantry, with window to the front of the property.

A small hallway leads to a bright double bedroom, with gorgeous views over the back garden, and a bathroom with walk in shower. A corridor leads to the 2 further double bedrooms, each with views over the peaceful garden.

Outside the garden wraps around the property with beautiful established trees, shrubs and roses, close to the terrace with awning, and a further section of garden laid out as a vegetable patch with vines and a well.

The attached outbuildings are various sizes, the closest to the property houses the oil fired boiler for the central heating. At the far end are 4 smaller outbuildings, former animal housing, as well as 2 huge open sided hangars/shelters for parking equipment/storage etc..

Opposite the house is a large barn (approx 39M<sup>2</sup>), perhaps an ideal workshop or for developing into a studio for holiday lets?

The house is fully double glazed and has an attic above (insulated). The drainage is via an individual septic tank, which may not conform when inspected before the sale.

Located in a small hamlet with various other properties dotted about this detached house is...

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>420 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES