

Charming and tastefully renovated 3 bedroom farmhouse with guest cottage with enclosed garden in Dercé



## INFORMATION

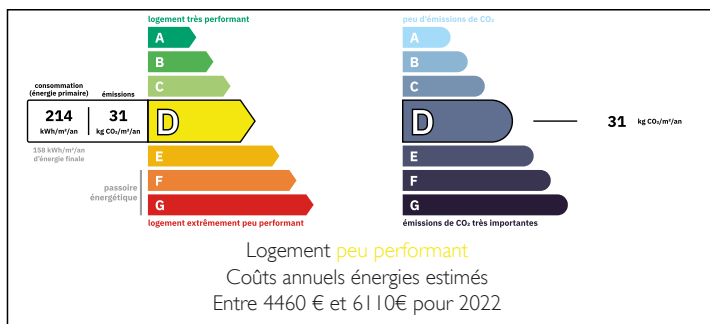
Town:	Dercé
Department:	Vienne
Bed:	4
Bath:	1
Floor:	210 m2
Plot Size:	3690 m2

## IN BRIEF

Combining modern features with tuffeau stone and exposed beams and benefitting from a guest cottage, this lovely property, in its own enclosed grounds, is situated in a peaceful hamlet yet just 5 minutes by car from amenities.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

Entering the property via electric gates, the main house is to your left at the end of the courtyard.

Crossing the terrace which runs along the house, you enter via the conservatory (20m<sup>2</sup>) which overlooks the courtyard and garden with a pellet stove. Continuing through is the fitted kitchen (18m<sup>2</sup>) with parquet floor and a window to the garden, which also opens to the living room (24m<sup>2</sup>) with insert fireplace, parquet floor, a window to the garden and double doors to the terrace. Off the kitchen is a hallway giving access to a WC (1m<sup>2</sup>) and large bathroom (10m<sup>2</sup>) with bath, walk-in shower, double washbasin and electric towel rail. Off the bathroom is the utility/boiler room (6.5m<sup>2</sup>). From the living room, and off the hall is a bedroom (29m<sup>2</sup>), of which 13m<sup>2</sup>) is a dressing room. From the hall, the stairs lead up to a landing with corridor (8m<sup>2</sup>) from which there are two bedrooms (12.5m<sup>2</sup> and 23m<sup>2</sup>). To the side of the main house, down stone steps, is a cellar (18m<sup>2</sup>) built into the rock.

Across the courtyard is a guest house where, on the ground floor, is a fitted kitchen (24m<sup>2</sup>) with exposed stone walls and a WC (1m<sup>2</sup>). A staircase leads up to two interconnecting rooms, the smaller (18m<sup>2</sup>) is used as a living room and the larger, a bedroom (35m<sup>2</sup>) Below this bedroom is a garage (35m<sup>2</sup>) which could be converted to create additional living space, if desired.

Attached to the guest...