

Stone Cottage with Outbuildings and Garden near Coulonges



INFORMATION

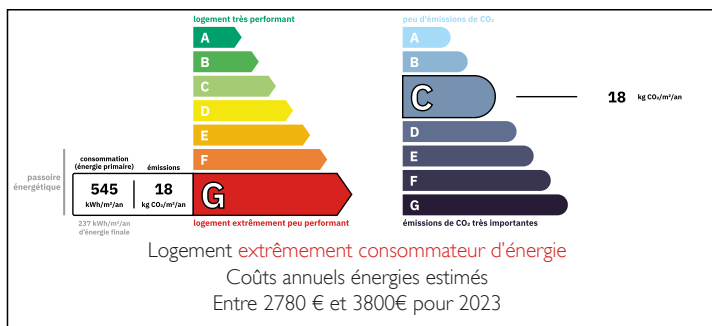
Town:	Coulonges
Department:	Vienne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	664 m2

IN BRIEF

Charming countryside property in a peaceful hamlet near Coulonges, offering ground-floor living, garden, garage, outbuildings, and convertible attic.



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

Come and discover this charming property situated in a peaceful hamlet just outside Coulonges.

As you step into the home, you're welcomed by a cosy living room, leading through to two bedrooms, a shower room with separate WC, and a utility room. A kitchen sits at the heart of the house, and both a workshop and a garage are directly accessible from within.

Upstairs, a large open attic space spans the top floor — offering excellent potential for additional bedrooms or living space, subject to the necessary permissions.

Outside, the garden wraps around the home and is fully enclosed with gates. There are also two outbuildings and a large garage, perfect for tools, storage or even a small hobby space.

The house is on a septic tank, and some of the windows have been upgraded to double glazing.

The village of La Trimouille is just 13km away, offering all the essentials such as a doctor, supermarket, school, bar and restaurant. For wider services including supermarkets, secondary schools, and a hospital, Montmorillon is only 28km away.

This is a well-located, manageable property with a lot of future potential — book your viewing today!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>