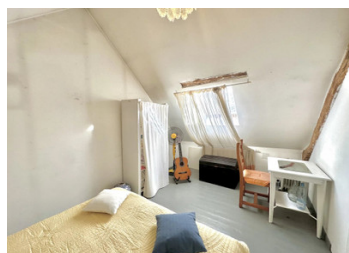


## Character Home with Outbuildings and Garden in Peaceful Hamlet



## INFORMATION

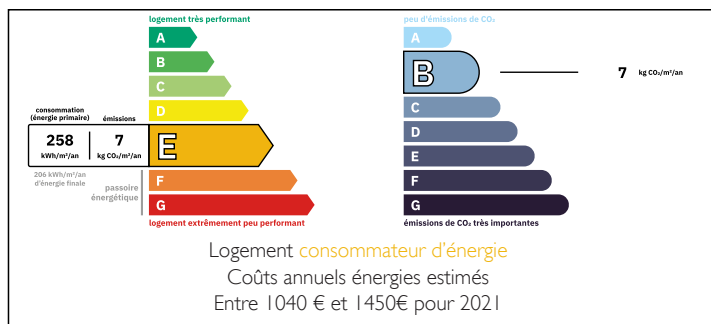
Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	1265 m2



## IN BRIEF

Charming 2-bed property in a quiet hamlet with double glazing, pellet heating, large garden, and a barn with conversion potential.

## 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.



## DESCRIPTION

Set in a tranquil hamlet, this delightful home offers both comfort and potential in equal measure.

The ground floor features a spacious open-plan kitchen and dining area that flows into a cosy living room. The bathroom with shower, toilet and sink is also found on this level. A modern pellet stove provides efficient, eco-friendly heating for the entire house.

Upstairs, a mezzanine with a tall feature window opens onto two bedrooms, each with skylights that fill the rooms with natural light.

Outside, the large garden of approximately 1265m<sup>2</sup> is ideal for relaxing, gardening, or entertaining. The property also includes multiple outbuildings, including a sizeable barn that could be converted into a second dwelling, guest house, or workshop (subject to planning permission).

All windows in the house are double-glazed, ensuring excellent insulation and year-round comfort.

The village of La Trimouille is only 7km away and offers local shops, a doctor and more. The larger town of Montmorillon is just 20km away and has everything you might need — supermarkets, restaurants, schools, a hospital and train connections.

A lovely home with great potential, ready to move in — book your visit today!

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES