

## Spacious Countryside Home with 7 Bedrooms on Nearly 4,000m – Dog-Friendly & Peaceful



## INFORMATION

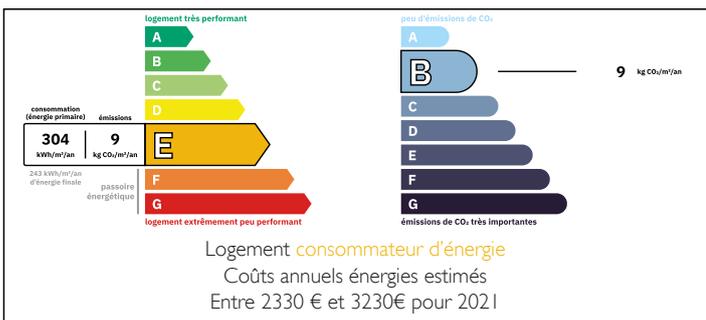
Town:	Château-Garnier
Department:	Vienne
Bed:	4
Bath:	3
Floor:	198 m <sup>2</sup>
Plot Size:	3880 m <sup>2</sup>

## IN BRIEF

This spacious countryside property near Château-Garnier offers peace, privacy, and plenty of room — for people and pets alike. With over 170m<sup>2</sup> of living space, 5 potential bedrooms, a huge fenced garden and outbuildings, it's perfect for a large family, dog lovers, or anyone seeking a calm country life.



## 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

If you're dreaming of a quiet life in the French countryside — with space for your family, your hobbies, and even your dogs — this welcoming property near Château-Garnier in the Vienne ticks every box.

With approx. 170m<sup>2</sup> of living space (plus useful outbuildings), the house offers real flexibility, including up to 5 bedrooms and a layout that adapts to both family living and potential guest use.

On the ground floor, the entrance hall sets the tone with a wood-burning stove connected to a back boiler that heats the entire house. To one side, you'll find a bright living room; to the other, a fitted kitchen and dining space. A ground-floor bathroom and WC add convenience.

To the right, the large, air-conditioned garage has wide sliding doors, a built-in dog shower, and access to a secure dog garden. Above, an extra room is currently used for storage but could easily serve as a bedroom, office or hobby space.

Upstairs in the main house are three more bedrooms — one with its own ensuite — along with storage/dressing space, a second shower room and another WC.

Outside, you'll enjoy a generous 3,880m<sup>2</sup> garden that's fully enclosed and features two wooden shelters, a woodshed, and a large terrace for al fresco dining or relaxing in the sun. Various types of trees can be found on the property, including walnut, plum, pear, apple & cherry. There is also ample parking space at the front of the property for multiple vehicles.

Whether you're looking...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES