

Elegant stone manor-house with 4 large bedrooms, garage and large garden sold fully furnished.



## INFORMATION

Town:	Moussac
Department:	Vienne
Bed:	4
Bath:	2
Floor:	267 m <sup>2</sup>
Plot Size:	24675 m <sup>2</sup>



## IN BRIEF

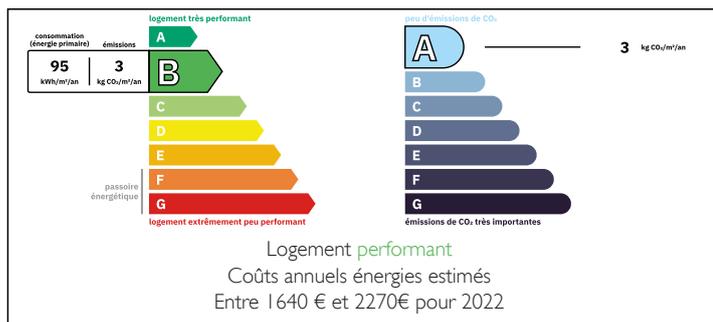
This stunning manor house, dating back to 1690, has been beautifully renovated to offer the perfect blend of modern comfort and timeless charm.

Step inside to discover elegant, high-ceilinged rooms that have been tastefully decorated and furnished throughout. The home features a cozy TV room/snug, a stylish dining room, and a breathtaking open-plan kitchen and living space that flows seamlessly onto a full-width rear terrace — ideal for entertaining or relaxing with family.

Upstairs, you'll find four spacious bedrooms and a bright, airy bathroom, providing plenty of room for family and guests.

The property also includes attached garages offering ample parking and storage. The original walls of a former outbuilding present a fantastic opportunity to create a private pool area or walled garden.

## 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

Set back from the road, this substantial stone-built residence comprises of a large central entrance hall, attractive dining room, snug/tv room as well as a large modern open-plan kitchen/dining area with patio doors opening directly onto an attractive terrace — ideal for entertaining and outdoor dining. A practical boot room and downstairs WC add to the functionality of the ground floor layout.

A charming wooden staircase leads to a bright landing, providing access to four generous first-floor bedrooms, one of which benefits from its own shower room. There is a bright, tiled, family bathroom with shower cubicle and bath.

The property is fully double-glazed and benefits from a recently installed efficient air pump heating system, and thermo-dynamic hot water heater, ensuring efficient and cost-effective heating throughout.

Externally, the rear garden extends from the terrace and is predominantly laid to lawn, providing ample space for recreational use and landscaping opportunities. Attached garages house the heating system and offer additional storage, workspace, and secure parking. What was an old barn (no roof remaining) has created a walled area that could be the perfect location to install a private pool.

In addition to the garden, the property includes approximately 2 acres of adjoining land, currently farmed by a local tenant. This agreement could be easily maintained or the land returned to the new owner for their own use, perhaps as a smallholding? The house has been recently used as a sought after gite for holiday rentals in this beautiful...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES